



City of Charleston

BOARD OF ZONING APPEALS-ZONING

October 19, 2021

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-z

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Zoom Meeting Protocol

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City's recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

- People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

Michael Robinson - Chair	Howell Morrison
John Bennett	Robben Richards
Allison Cannon Grass	Geiza Vargas-Vargas
Walter Jaudon	

Your City of Charleston Staff are:

Lee Batchelder, <i>Zoning Administrator</i>	Pennye Ashby, <i>Senior Planner</i>
Scott Valentine, <i>TRC Coordinator</i>	Vanessa Ellington, <i>Clerk</i>

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Agenda Item #A-1

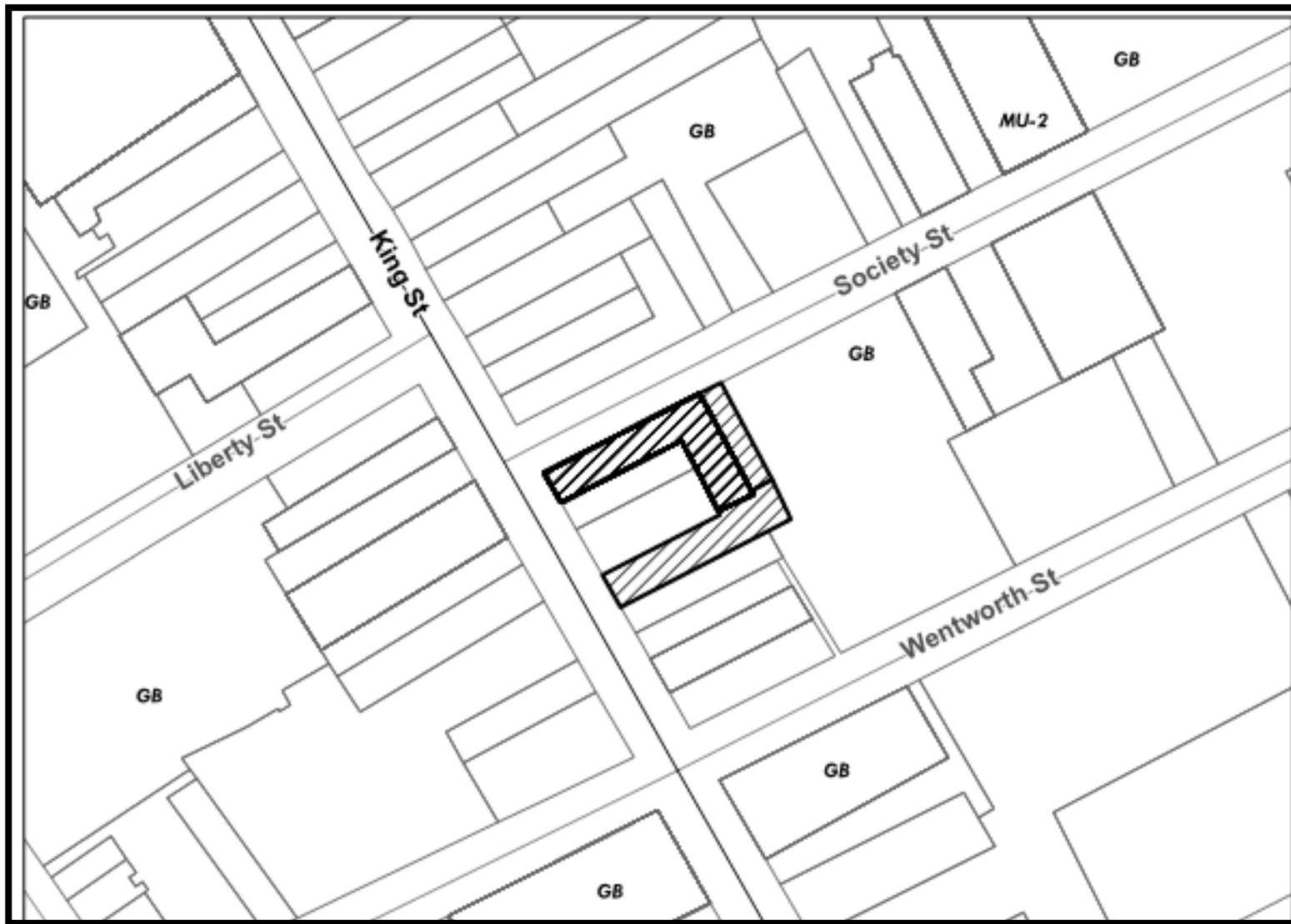
Approval of October 5, 2021 BZA-Z Minutes
(click on link below)

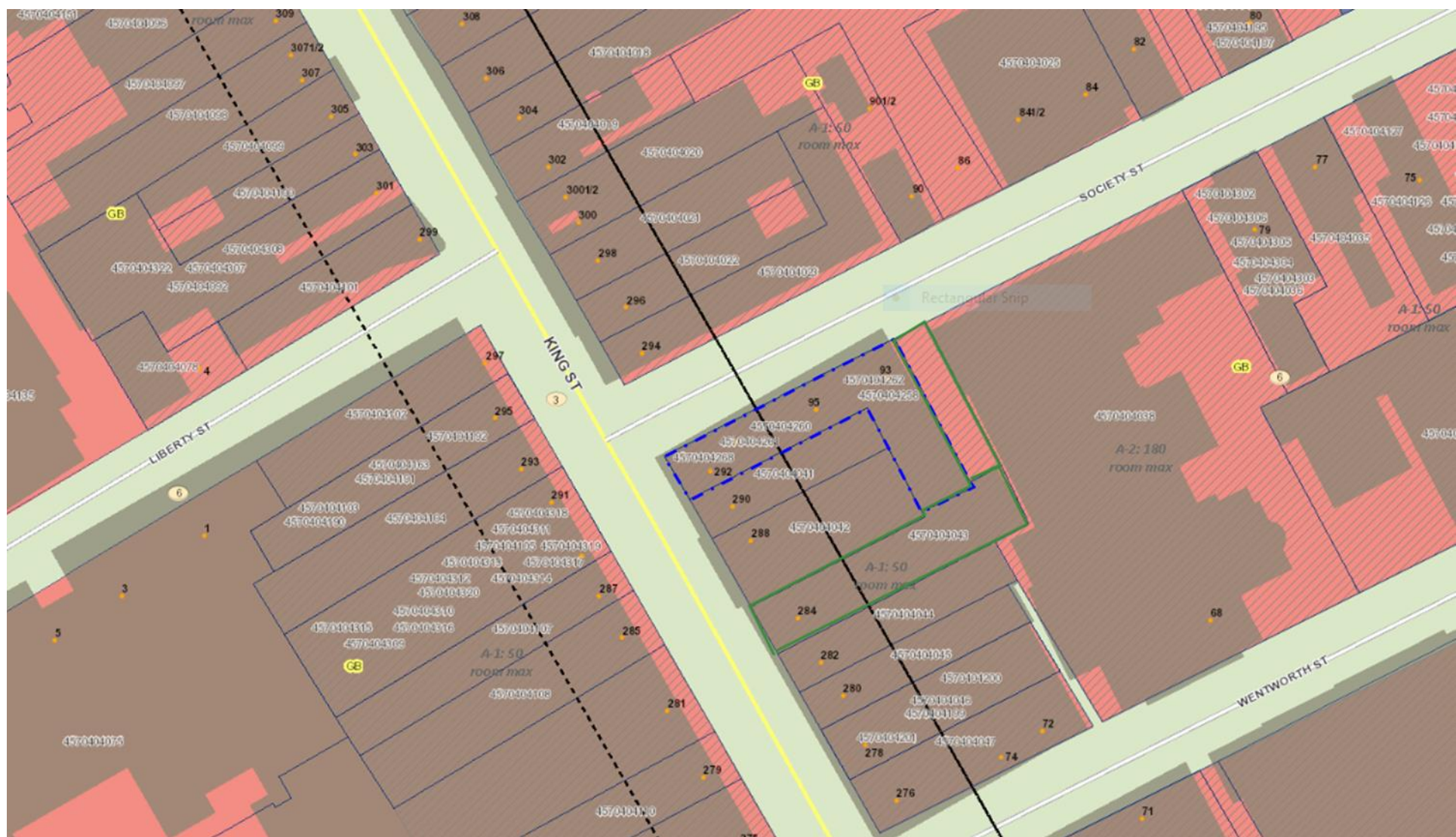
<https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/10052021-6902>

Agenda Item #B-1

284 KING STREET, 292 KING STREET, 93 SOCIETY STREET AND 95 SOCIETY STREET
TMS# 457-04-04-039,043 AND 321

Request second one-year extension of a vested right that expires on November 6, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on November 6, 2018 to increase the number of units in an existing accommodations use from 19 to 25 units in a GB-A (General Business-Accommodations) zone district.







City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: Oct 19, 2021

Property Address 93 SOCIETY, 284 KING, 292 KING, 93 SOCIETY, AVEY **TMS #** (JEE COVERSHEET)

Property Owner KING & SOCIETY LLC (TROY BARBER) **Daytime Phone** —

Applicant NEIL STEVENSON ARCHITECTS, AMY KAY STONEY **Daytime Phone** 843-276-7512

Applicant's Mailing Address 1680 KING ST. SUITE B CHAS, SC 29403

E-mail Address amy@neilstevensonarchitects.co

Relationship of applicant to owner (same, representative, prospective buyer, other) DESIGN PROFESSIONAL

Zoning of property GB

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Amy Kay Stoney **Date** 9-28-21

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

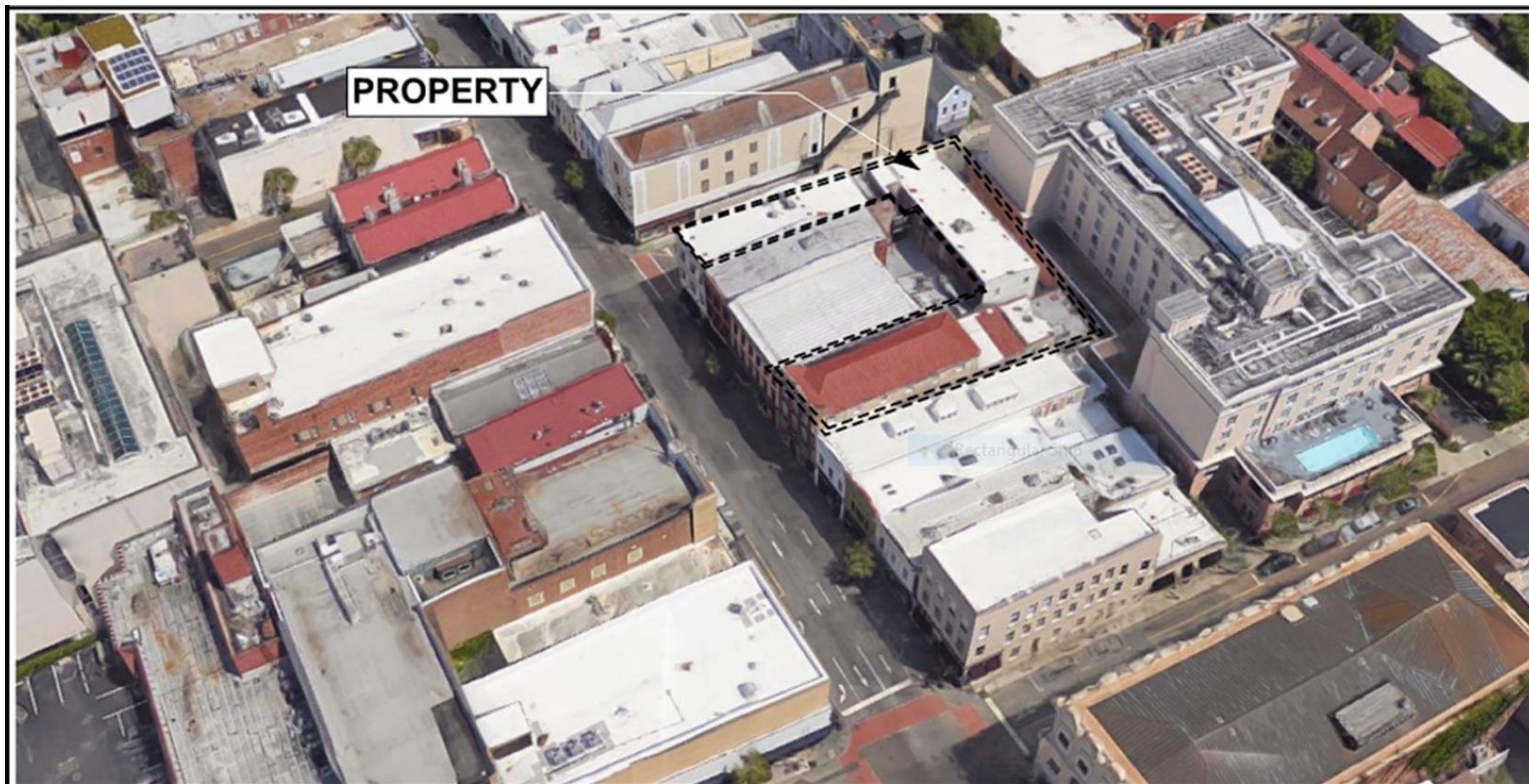
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

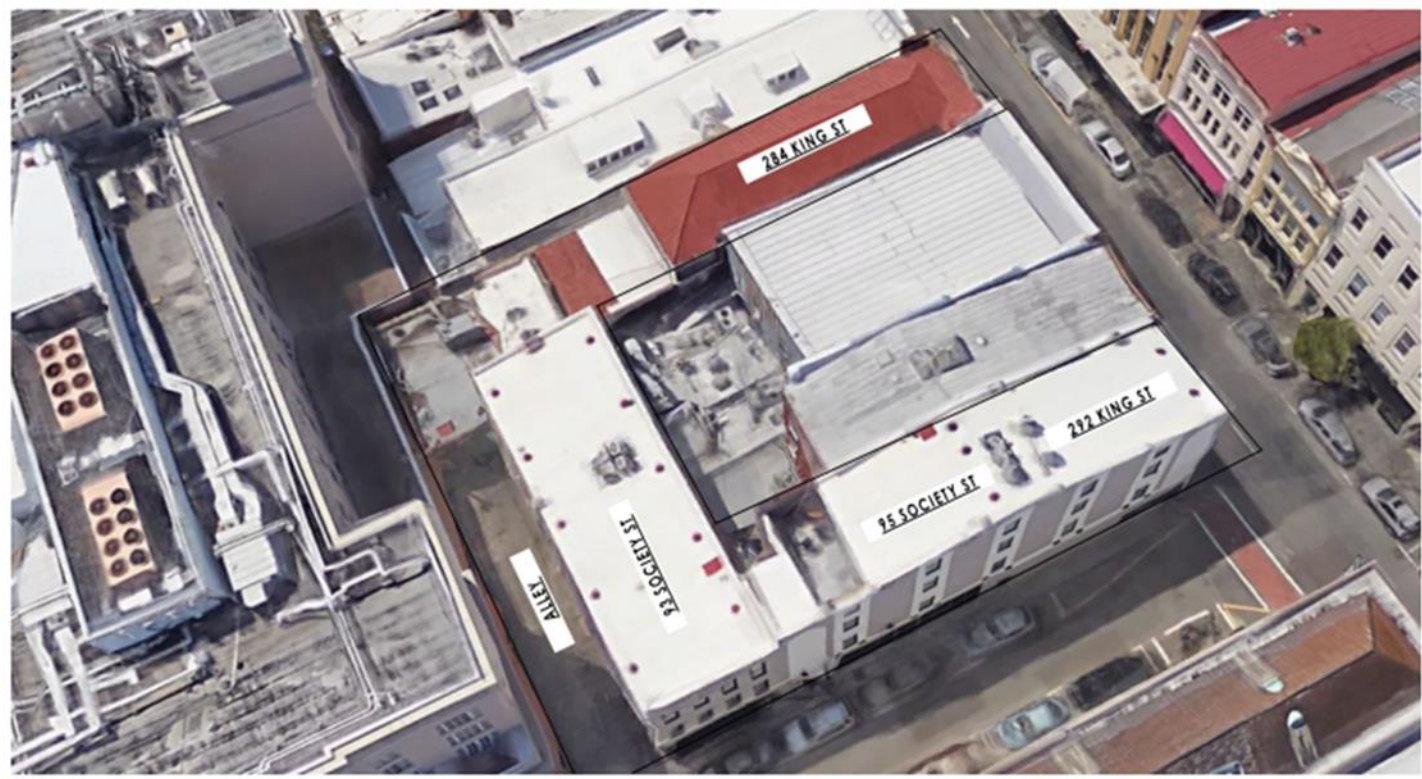
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

SECOND ONE YEAR EXTENSION REQUEST PER: SPECIAL EXCEPTION REQUEST PER
SECTION 54-220 TO INCREASE NUMBER OF UNITS IN AN EXISTING ACCOMMODATIONS
USE FROM 19 TO 25 UNITS (6 ADDITIONAL UNITS)
(SECTION 54-220 DOCUMENTATION ATTACHED)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Aerial Photo 284 King St and 295 Society St. The scale of the drawings are as indicated on the drawing. (1/8" = 1'-0")



NSA
NEIL STEVENSON
ARCHITECTS
680 KING
CHARLESTON, SOUTH
CAROLINA 29403
843.553.8800
NEILSTEVENSON
ARCHITECTS.COM

Rectangular

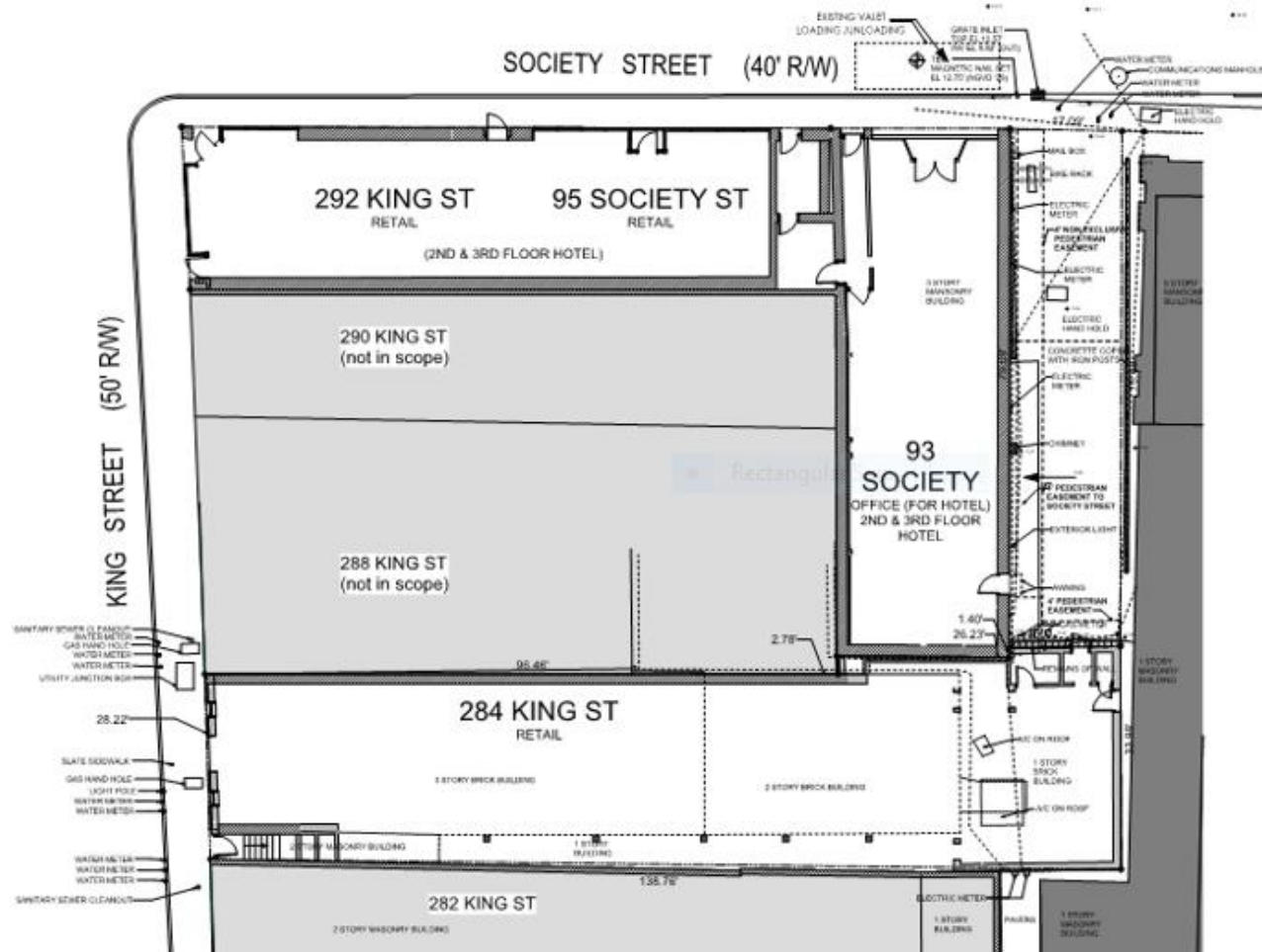
AERIAL PHOTO

284 KING STREET
284 KING & SOCIETY
CHARLESTON, SC 29401

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1/11/2018

A0.3

This drawing is the exclusive property of the publisher and may not be used or reproduced in whole or in part without the written consent of the publisher. Approx. Total (848,000) is project fee. \$7,500. (17% of 848,000) = 12,810. The work of the publisher is not to be used for any other purpose.



1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

EXISTING SITE PLAN

284 KING STREET
2ND FLOOR SOCIETY
CHARLESTON, SC 29403

NEIL STEVENSON
ARCHITECTS
680 E. 11th St.
Charleston, SC 29403
Date: 10/12/2016
A0.4



PROPERTY

LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

284 KING ST., 292 KING ST. 93 SOCIETY ST. AND 95 SOCIETY ST. (457-04-04-039,043 AND 321)
Request special exception under Sec. 54-220 to increase the number of units in an existing accommodations use from 19 to 25 units (6 additional units) in a GB-A (General Business-Accommodations) zone district.

Order on Special Exception Request

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☒ APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date issued: 11/6/18 Chairman

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☐ APPROVED. The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

284 KING ST., 292 KING ST., 93 SOCIETY ST. AND 95 SOCIETY ST. (457-04-04-039, 043 AND 321)
Request first one-year extension of a vested right, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on November 6, 2018 to increase the number of units in an existing accommodations use from 19 to 25 units in a GB-A (General Business-Accommodations) zone district.

Order on Special Exception Request

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ **DENIED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☒ **APPROVED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Approval - approval of first
One-year extension to expire on November 6, 2021.

Date issued: 10/20/20 Chairman Michael C. Johnson

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ **DENIED.** The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☐ **APPROVED.** The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

292 KING, 93 SOCIETY & 93 SOCIETY: SINGLE PROPERTY

CURRENT PARKING:

CURRENT REQUIRED:	CURRENT PROVIDED:	GRANDFATHERED:
292 KING RETAIL 1,009 SF (GROSS) / 400 SF 3 SPACES	0	3 GRANDFATHERED SPACES
93 SOCIETY RETAIL 818 SF (GROSS) / 400 SF 2 SPACES	0	2 GRANDFATHERED SPACES
93 SOCIETY OFFICE (1000 SF / 500 SF) = 2 3 SPACES	0	3 GRANDFATHERED SPACES (PRIOR USE)
2 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 6 SPACES	0	6 GRANDFATHERED SPACES
14 SPACES REQUIRED	0 PROVIDED	14 GRANDFATHERED SPACES

284 KING ST:

CURRENT PARKING:

CURRENT REQUIRED:	CURRENT PROVIDED:	GRANDFATHERED:
CURRENT USE OF 1ST FLOOR - RETAIL (800 SF GROSS) / 400 SF = 10 10 SPACES	0	10 GRANDFATHERED SPACES
10 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 7 SPACES	7 PROVIDED AT GEORGE ST LOT	
17 SPACES REQUIRED	7 PROVIDED	10 GRANDFATHERED SPACES

292 KING, 93 SOCIETY, 93 SOCIETY & 284 KING:

PROPOSED PARKING:

PROPOSED REQUIRED:	CURRENT PROVIDED:	GRANDFATHERED:
292 KING RETAIL 1,009 SF (GROSS) / 400 SF 3 SPACES	0	3 GRANDFATHERED SPACES
93 SOCIETY RETAIL 818 SF (GROSS) / 400 SF 2 SPACES	0	2 GRANDFATHERED SPACES
284 KING RETAIL 1,700 SF (GROSS) / 400 SF 5 SPACES	0	5 GRANDFATHERED SPACES
EXISTING 19 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 13 SPACES	7 SPACES PROVIDED AT GEORGE ST LOT	6 GRANDFATHERED SPACES
NEW 1 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 4 SPACES	4 SPACES PROVIDED AT GEORGE ST LOT	
HOTEL / RESTAURANT / BAR (EMPLOYEE PARKING) 12 EMPLOYEES MAXIMUM SHIFT 6 SPACES	6 SPACES PROVIDED AT GEORGE ST LOT	
33 SPACES REQUIRED	TOTAL 17 SPACES PROVIDED AT GEORGE ST LOT	16 GRANDFATHERED SPACES

8 SPACES
GRANDFATHERED SPACES NOT USED

ZONING INFORMATION:

RESTAURANT AREA CALCULATION	
TOTAL HEATED BUILDING AREA	23850
MINUS NON-HOTEL USE AREAS (RETAIL SPACES)	3627
TOTAL HEATED AREA OF HOTEL FACILITY	20223
25% MAXIMUM ALLOWABLE SIZE OF RESTAURANT SIZE IN THIS HOTEL FACILITY	2427
PROPOSED RESTAURANT AREA (SF)	2371
PROPOSED # OF HOTEL ROOMS	
292 KING (EXISTING)	5
93 SOCIETY (EXISTING)	4
93 SOCIETY (ADD'L)	4
284 KING (EXISTING)	10
284 KING (ADD'L)	2
TOTAL	25

BOARD OF ZONING APPEALS - ZONING

ADDRESS 284 King St and 292 King St.

APPROVED FOR ☐ BACK
☐ DENIED ☐ CITY
☐ WITHDRAWN ☐ LIGHT
AS SUBMITTED ☐ OCCUPANCY
☐ W/CONDITIONS ☐ OR SPECIAL EXCER
DATE 11/6/18 ZONING SPECIAL
284 King St
292 King St
288 King St
282 King St

*THIS APPROVAL EXPIRES 10 YEARS UNLESS AN EXTENSION IS APPROVED BY THE BOARD TO SEC. 64-902
*THIS DOES NOT CONSTITUTE A FINAL DECISION BY OTHER CITY BOARD OR COMMISSION

PARKING SUMMARY

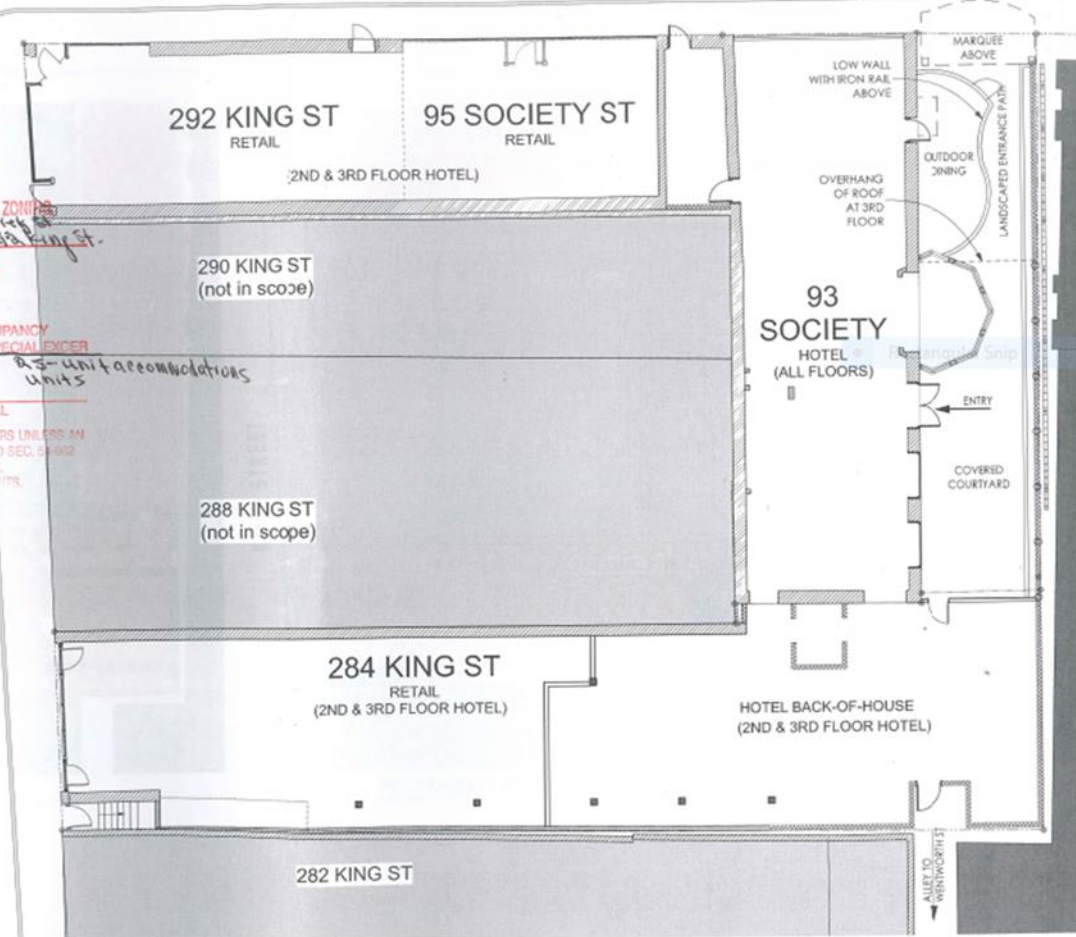
REQUEST: 6 NEW ACCOMMODATIONS UNITS	REQUIRES: 4 NEW SPACES
REQUEST: 12 EMPLOYEES MAXIMUM SHIFT	REQUIRES: 6 NEW SPACES
TOTAL OF 10 NEW SPACES PROVIDED AT GEORGE STREET LOT	

KING STREET (150' R/W)

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

3



NSA
NEIL STEVENSON
ARCHITECTS
680 KING ST
CHARLESTON, SOUTH
CAROLINA 29403
843.653.8800
NEILSTEVENSON
ARCHITECTS.COM

NOT FOR CONSTRUCTION

PROPOSED SITE
PLAN ZONING
INFORMATION

93 SOCIETY
DEVELOPMENT
93 SOCIETY ST, 292 KING ST, 95 SOCIETY ST & 284 KING ST
CHARLESTON, SC 29401

NSA JOB #: 15-116
ACR: NCS
Drawn By: AKS
Date: 10/6/2018

A0.5

BOARD OF ZONING APPEALS — ZONING

ADDRESS 284 King St., 292 King St.

93 Society St. and 95 Society St.

☒ APPROVED

FOR: ☐ SET BACK

☐ DENIED

☐ DENSITY

☐ WITHDRAWN

☐ PARKING

☐ HEIGHT

☒ AS SUBMITTED

☐ LOT OCCUPANCY

☐ W/CONDITIONS

☒ USE/OTHER SPECIAL EXCER

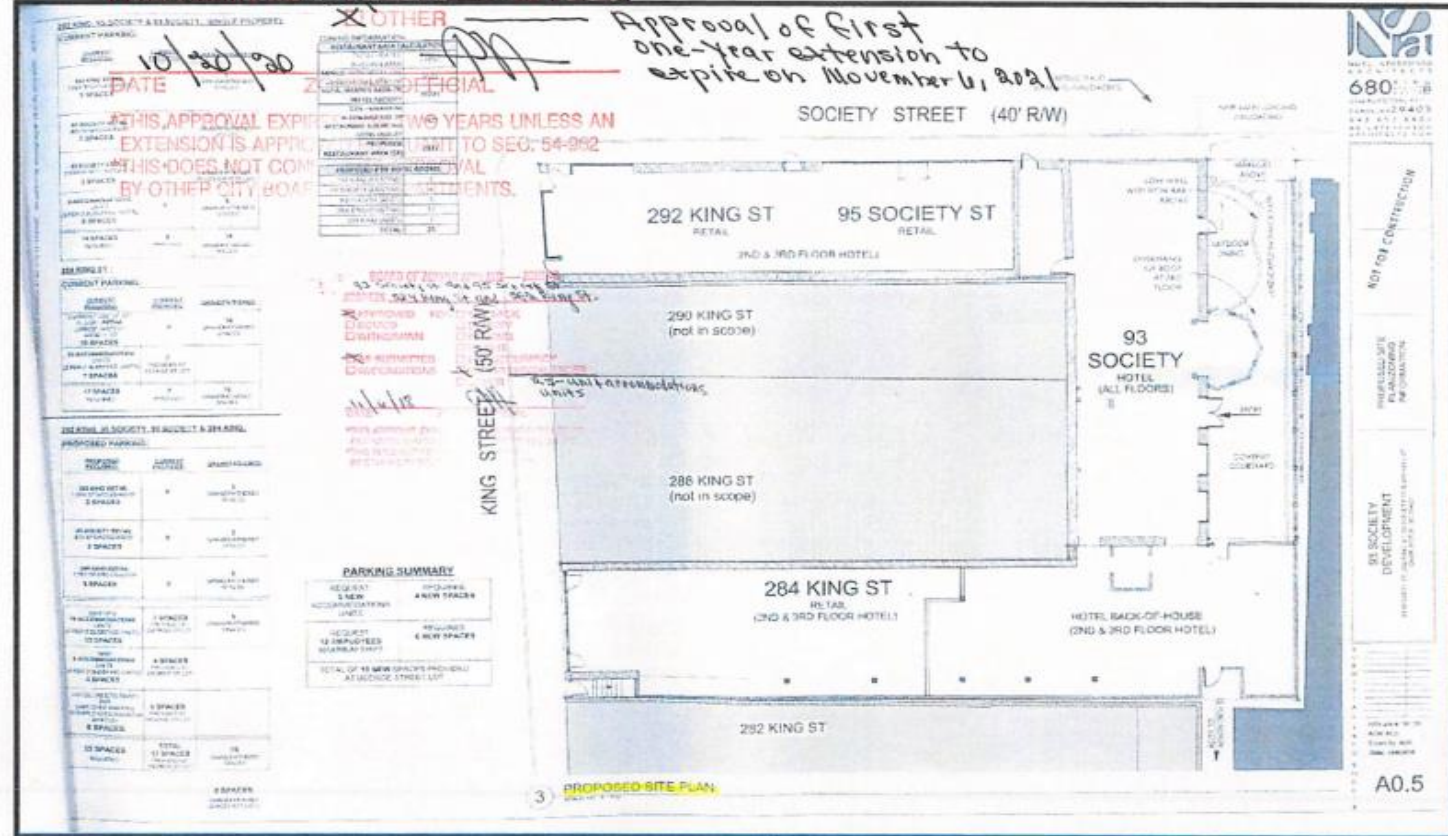
☒ OTHER

DATE 10/20/20

ZONING OFFICIAL AAA

Approval of First one-year extension to expire on November 6, 2021

THIS APPROVAL EXPIRES TWO YEARS UNLESS AN EXTENSION IS APPLIED FOR BY THE APPLICANT TO SEC: 54-992. THIS DOES NOT CONSTITUTE AN APPROVAL BY OTHER CITY BOARDS.



680' 6"

93 SOCIETY DEVELOPMENT

PRELIMINARY PLANNING AND CONSULTATION

NOT FOR CONSTRUCTION

A0.5

Agenda Item #B-2

62 CHURCH STREET

(CHARLESTOWNE)

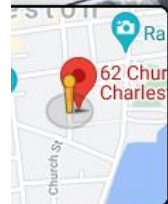
TMS # 458-13-01-097

Request reconsideration of the Board's decision on September 7, 2021 to approve special exception for a 2-story addition and lot occupancy variance with conditions in a SR-4 (single-Family Residential) zone district.





Church St
Charleston, South Carolina
Google
Street View - Jul 2019







City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☒ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 19, 2021

Property Address 62 Church Street **TMS #** 458-13-01-097

Property Owner Erika and George Wallace **Daytime Phone** 804-301-6120

Applicant Brian A. Hellman **Daytime Phone** 843-414-9753

Applicant's Mailing Address Hellman & Yates, PA, 105 Broad Street, Third Floor, Charleston, SC 29401

E-mail Address bh@hellmanyates.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney for 60 Church/Melhado

Zoning of property SR-4

Information required with application: (check information submitted)

- ☐ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☐ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Brian A. Hellman **Date** September 13, 2021

For office use only

Date application received _____ **Fee \$** _____ **Time application received** _____
Staffperson _____ **Receipt #** _____



Appeal for Reconsideration to the
Board of Zoning Appeals – Zoning (BZA-Z)

Page 1 of 2

City of Charleston

Applicants appealing for reconsideration of a Board decision or decision of the zoning administrator must submit the following information with the BZA-Z application and fee, to the Permit Center at 2 George Street:

In the case of an appeal for **reconsideration of a Board decision**, applicant shall state below the grounds upon which it is considered that the Board misapprehended or misconceived the question or questions involved, or the ground or grounds upon which it is considered that the Board has erred in its finding or disposition of the appeal, application or matter (add as an attachment if necessary). **THE DEADLINE FOR SUBMITTING THIS APPEAL FORM WITH THE BZA-Z APPLICATION AND FEE IS THE CLOSE OF BUSINESS ON THE 5TH BUSINESS DAY FOLLOWING THE DATE OF THE BOARD DECISION BEING APPEALED:**

The Board of Zoning Appeals-Zoning misapprehended or misconceived the question or questions involved, or the ground or grounds upon which it is considered that the Board erred in its finding or disposition of the matter as follows:

1. Persons who had received confirmation as having registered as opposition speakers and were noted as present at the meeting were not afforded an opportunity to be sworn in or to speak.
2. The Board failed to consider the existing and future commercial uses of the property and only considered the residential use in granting the special exception and variance.
3. The Board failed to consider the impact on the portion of 60 Church Street at the rear (east property line) of 62 Church Street.
4. The Board permitted the applicant to provide the language of the motion for approval.
5. The Board misapplied the variance test as required by S.C. Code Section 6-29-800(A)(2).
6. The Board misapplied the special exception test as required City of Charleston Ordinance Section 54-110.f. and S.C. Code Section 6-29-800(A)(3).

In the case of an appeal for **reconsideration of a decision of the zoning administrator**, applicant shall state below the interpretation(s) of the Zoning Ordinance being appealed, how the applicant is aggrieved by the interpretation(s), and what the applicant contends is the correct interpretation of the Zoning Ordinance (add as an attachment if necessary):

Signature of Applicant [Signature] Hillman + Yates, PA Date 9/13/21

For office use only

Date application received 9.13.21 Time application received 4:25 Staffperson PA

Agenda Item #B-3

44 COLLETON DRIVE

(BYRNES DOWNS)

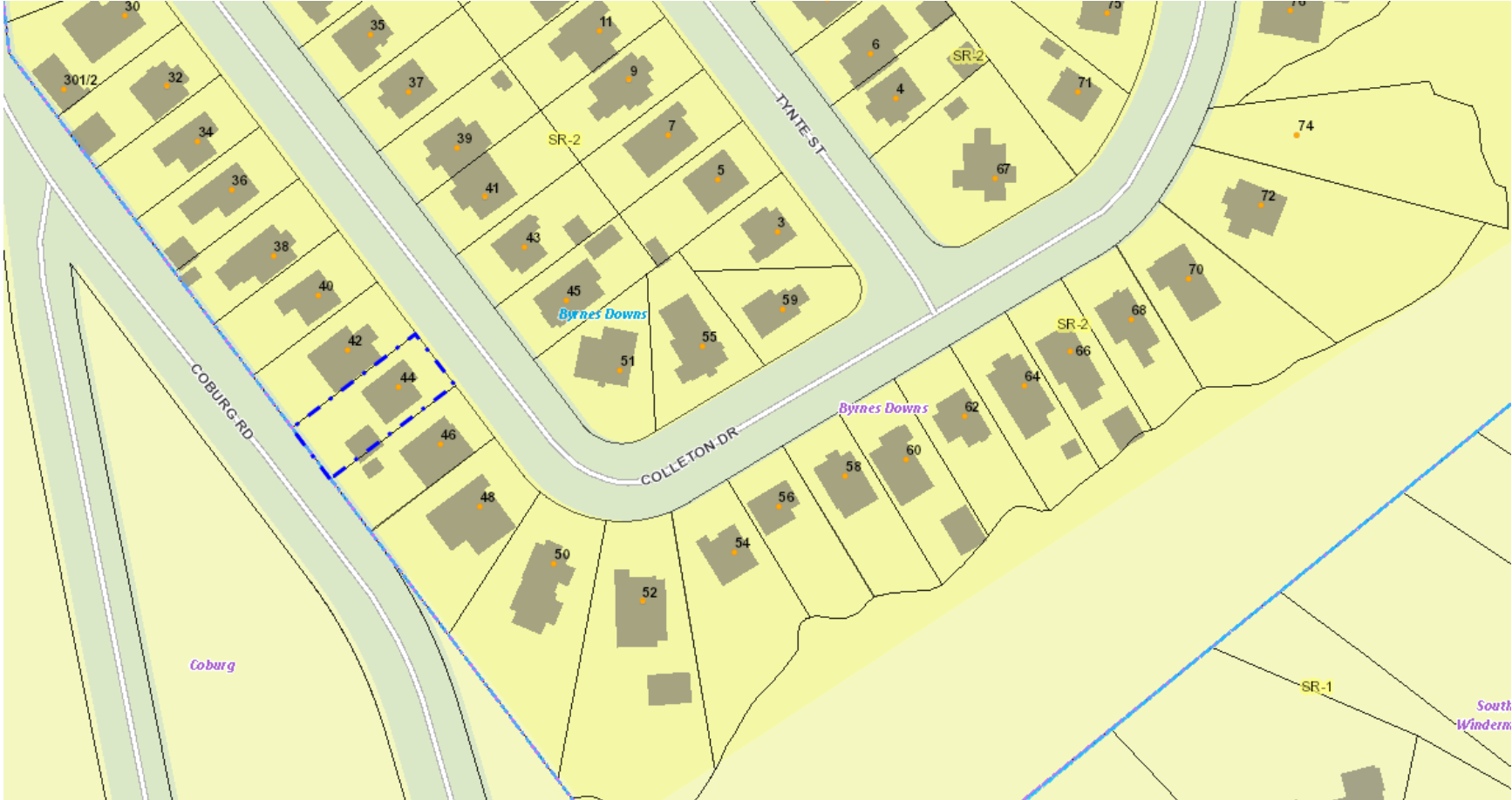
TMS # 421-01-00-174

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story addition) to a non-conforming building footprint having a non-conforming 6.8-ft. north side setback (9-ft. required).

Zoned SR-2









City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 19, 2021

Property Address 44 Colleton Drive TMS # 421-01-00-174

Property Owner Worsham Daytime Phone _____

Applicant Kevan Hoertdoerfer Architects Daytime Phone 843-724-6002

Applicant's Mailing Address 538 King Street, Charleston, SC 29403

E-mail Address khh@hoertdoerferarchitects.com

Relationship of applicant to owner [same, representative, prospective buyer, other] Architect

Zoning of property SR-2

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash [make checks payable to the City of Charleston]
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 9/16/2021

For office use only

Date application received _____ Time application received _____
Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Requesting a vertical extension of an existing non-conforming house footprint. _____

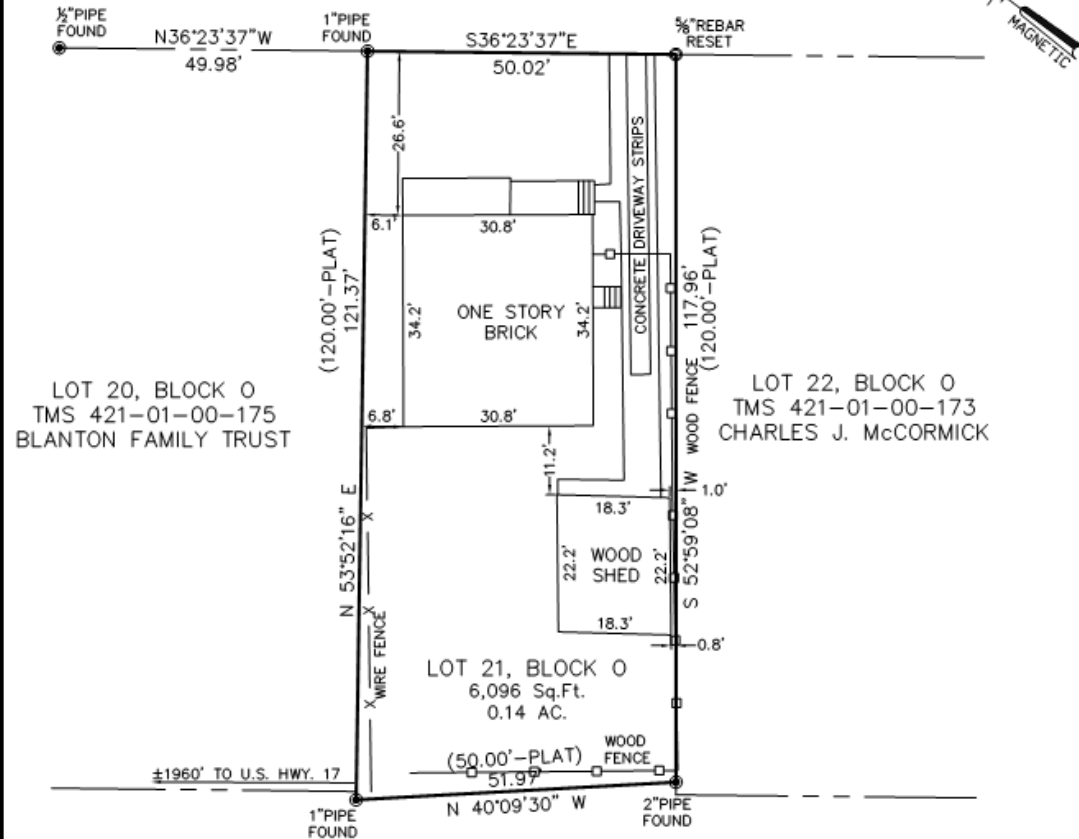
Existing non conforming portion of the footprint is the north side setback requirement of 9 feet, existing building is roughly 6.5 feet from property line. _____

The proposed modifications and vertical addition reduces existing footprint that is over the setback by roughly 17 square feet. _____

The proposed renovation and roof pitches are designed to be least impactful as possible, while incorporating additional square footage on the second floor. The main eve line increases by 3'-0" and dormers allow for necessary light and head height on second floor. Proposed addition will also not adversely change the drainage patterns on site. _____

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

COLLETON DRIVE 60' R/W



COBURGE ROAD 60' R/W



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOTES & REFERENCES:

1. REFERENCE PLAT RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK F AT PAGE 219.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

CLOSING SURVEY

LOT 21, BLOCK 0

BYRNES DOWN

TMS 421-01-00-174

44 COLLETON DRIVE

CITY OF CHARLESTON

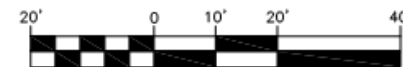
CHARLESTON COUNTY, SC

BEING CONVEYED TO

DUNCAN TOWNSEND

DATE: AUGUST 7, 2015 SCALE: 1" = 20'

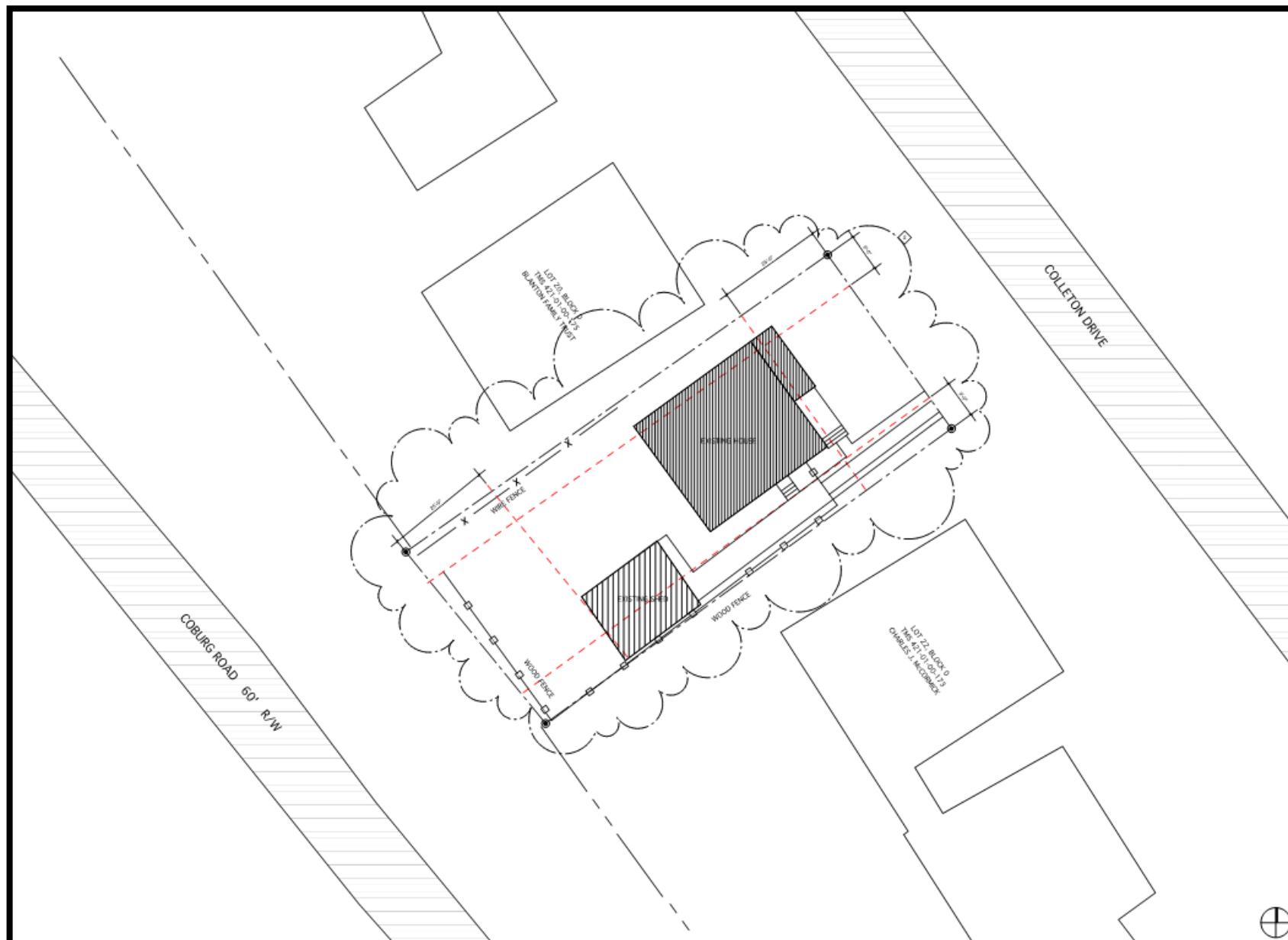
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411 JOB #15-17208



A1 SITE PLAN - EXISTING

GENERAL NOTES

A. Lot Information: LOT 21, BLOCK 8, TMS 431 61 00 114
 B. All dimensions to face of block or stud unless noted otherwise.
 C. property owned 50-2 (single family residential)
 D. Flooded Zone "AE" - 11"

SETBACKS & RESTRICTIONS

FRONT: 25'
 REAR: 25' from property boundary
 NORTHWEST: 10' from property boundary
 SOUTHWEST: 10' from property boundary
 TOTAL: 10'
 HEIGHT: 30' (24' (3 stories))
 Minimum Lot Area per Family in SF-1 Type Dwelling Unit:
 Multi-Family: 1,800 (18.4)

AREA CALCULATIONS (EXISTING)

Minimum Lot Coverage of Building: (50%)

LOT AREA (EXISTING): 6,895 SF

HOUSE A: 1,804 SF
 HOUSE B: 481 SF

TOTAL BLDG. FOOTPRINT: 1,804 SF

TOTAL LOT COVERAGE: 26.5% (26.5% = 50%)

MARK	DESCRIPTION	DATE
◆	BUILDING DEPARTMENT	0.9.2021
◆	REVISION 1	0.9.2021
◆	SCA - 2nd revision	0.17.2021

CONSTRUCTION DOCUMENTS



Evan Boertdoerfer
 538 King Street
 Charleston, SC 29403
 po box 689
 Charleston, SC 29402
 tel 843 734 6002
 www.boertdoerferarchitects.com
 architects

PROJECT

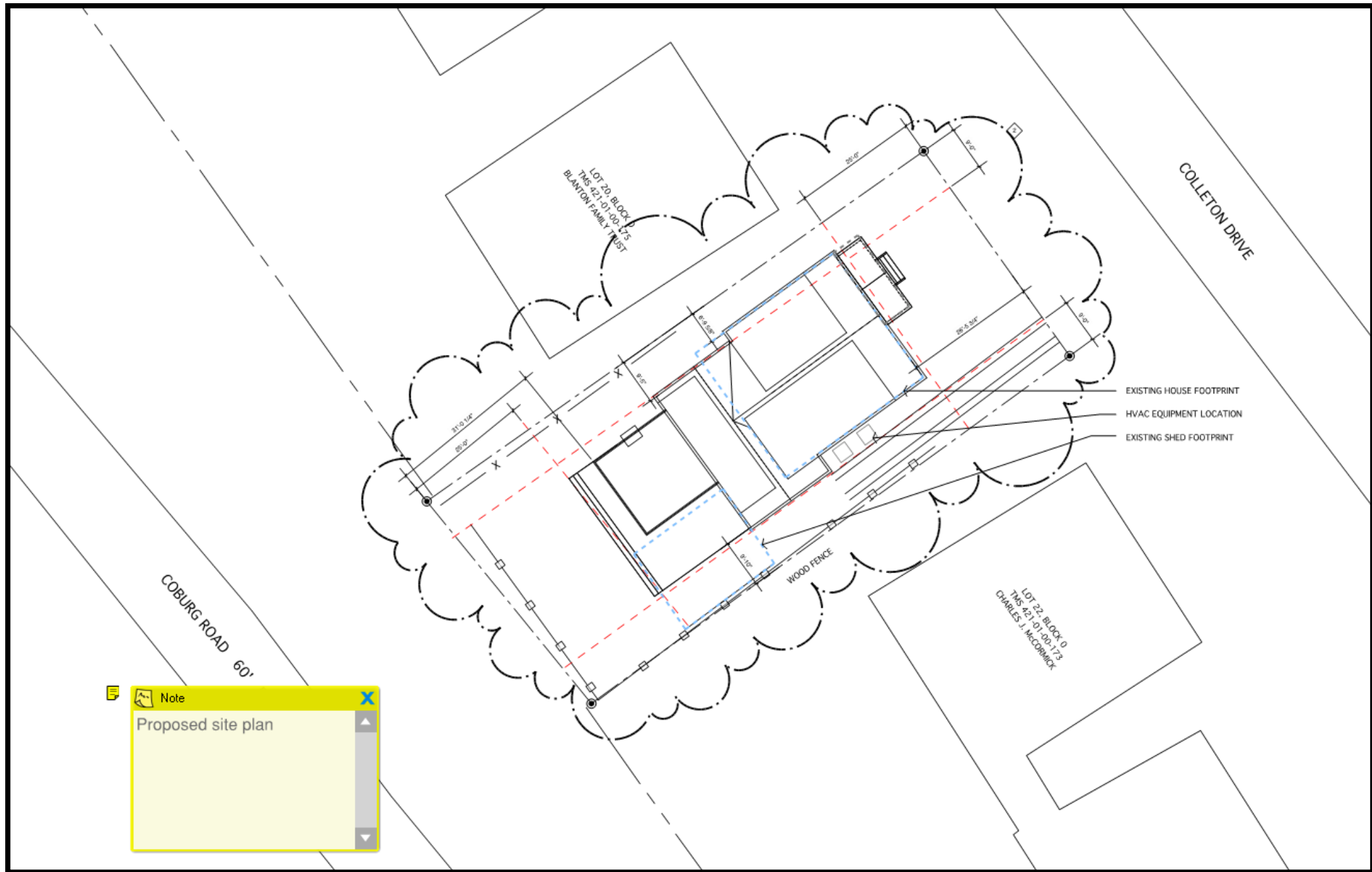
WORSHAM

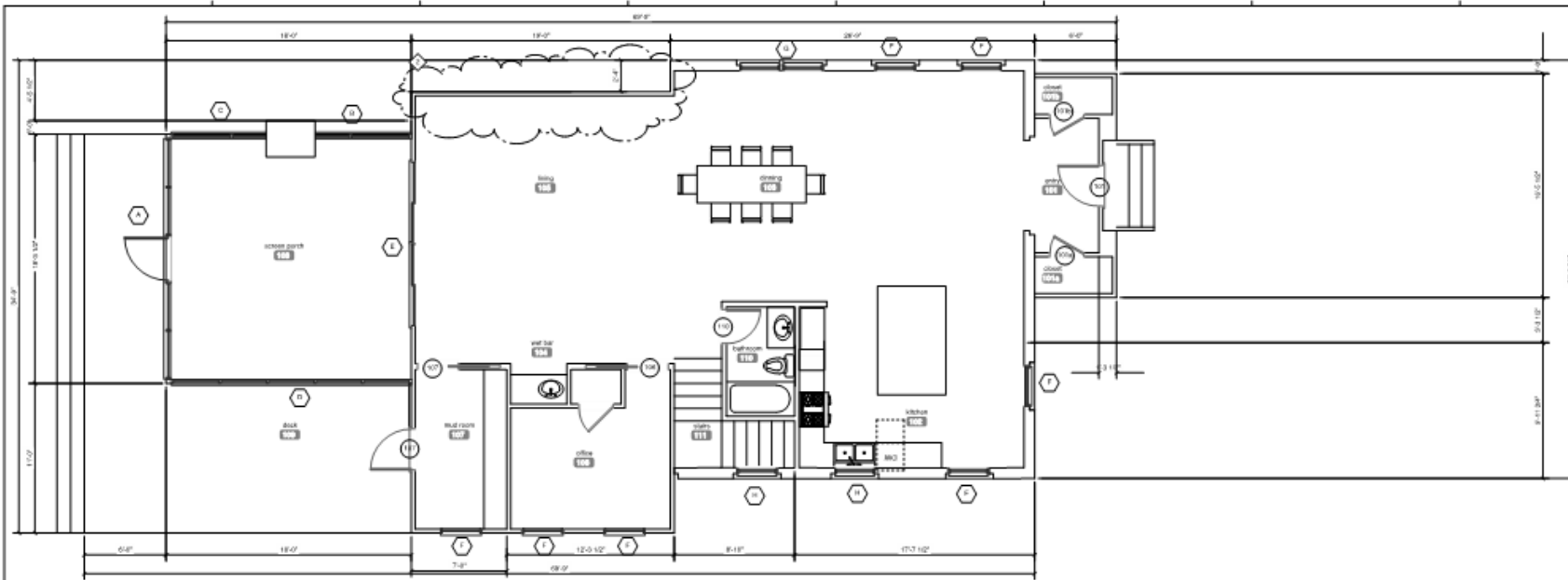
44 COLLETON DRIVE
 CHARLESTON, SOUTH CAROLINA

0.17.2021 KHH/MA J005

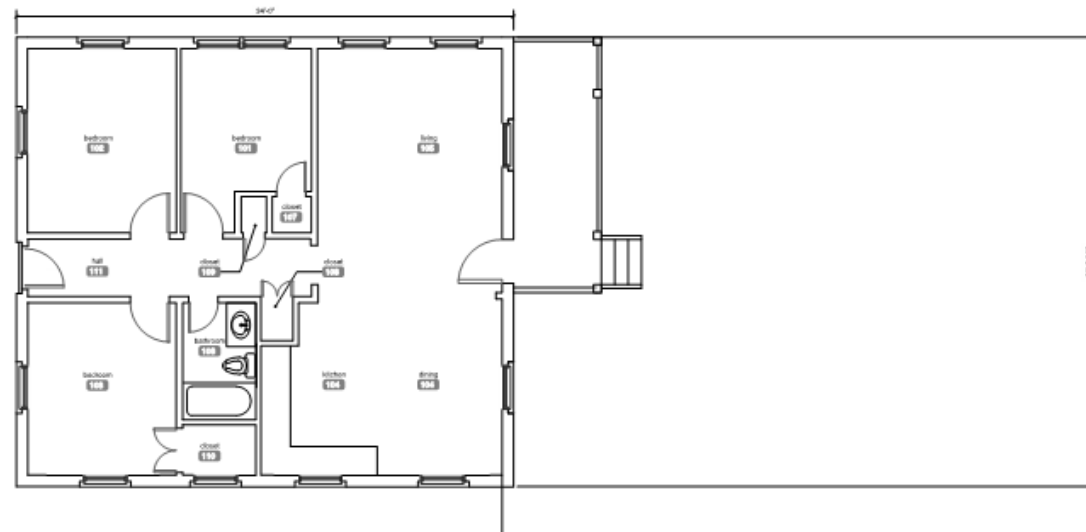
A002

SITE PLAN - EXISTING





A1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



A1 FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	BUILDING DEPARTMENT	9.8.2021
◇	DIVISION 1	9.8.2021
◇	SEA - 2 MONTHS	9.17.2021

CONSTRUCTION DOCUMENTS



Evan Koertdoerfer Architects
536 King Street
Charleston, SC 29402
PO Box 689
Charleston, SC 29402
Tel 853 724 8002
www.koertdoerferarchitects.com

PROJECT
WORSHAM
44 COLLETON DRIVE
CHARLESTON, SOUTH CAROLINA

9.17.2021 KHM/MA J005
A101
FIRST FLOOR PLAN
PROPOSED

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	BUILDING DEPARTMENT	0.9.2021
2	DIVISION 1	0.9.2021
3	BZA - 2nd Review	0.17.2021

CONSTRUCTION DOCUMENTS

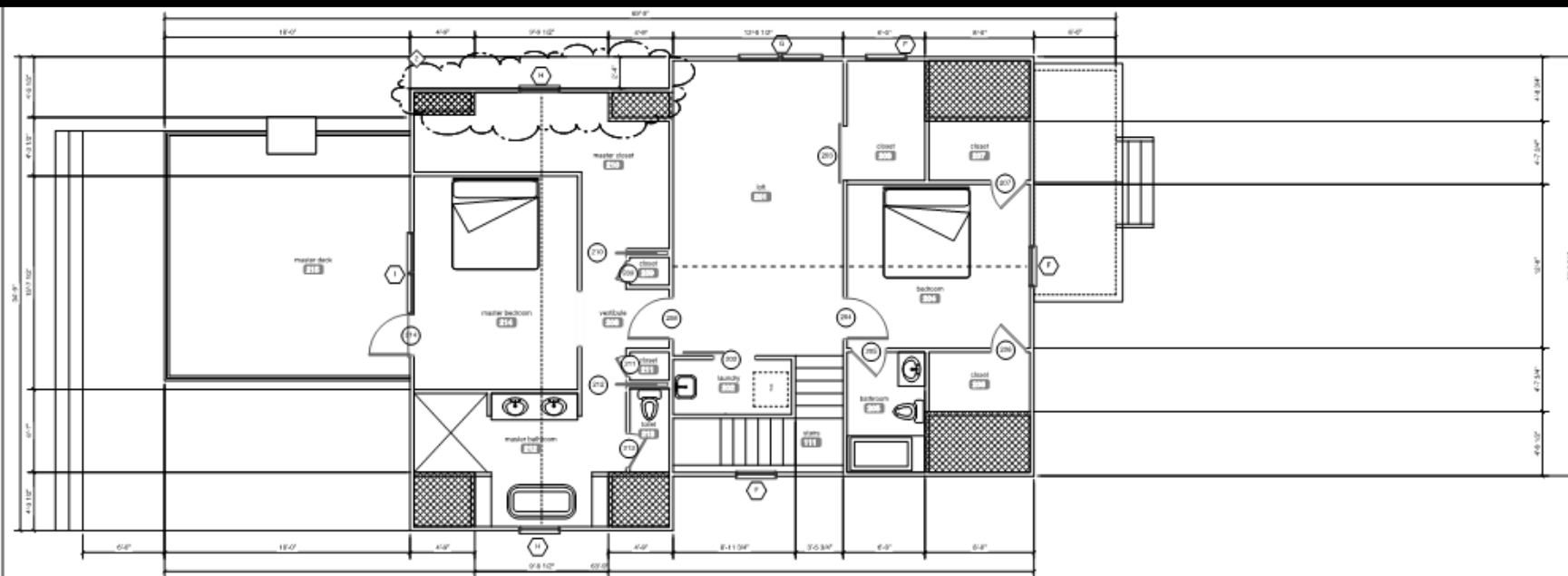


evan
 536 King Street
 Charleston, SC 29403
 po box 489
 Charleston, SC 29402
hoertdoerfer
 tel 843 724 6002
www.hoertdoerferarchitects.com
 architects

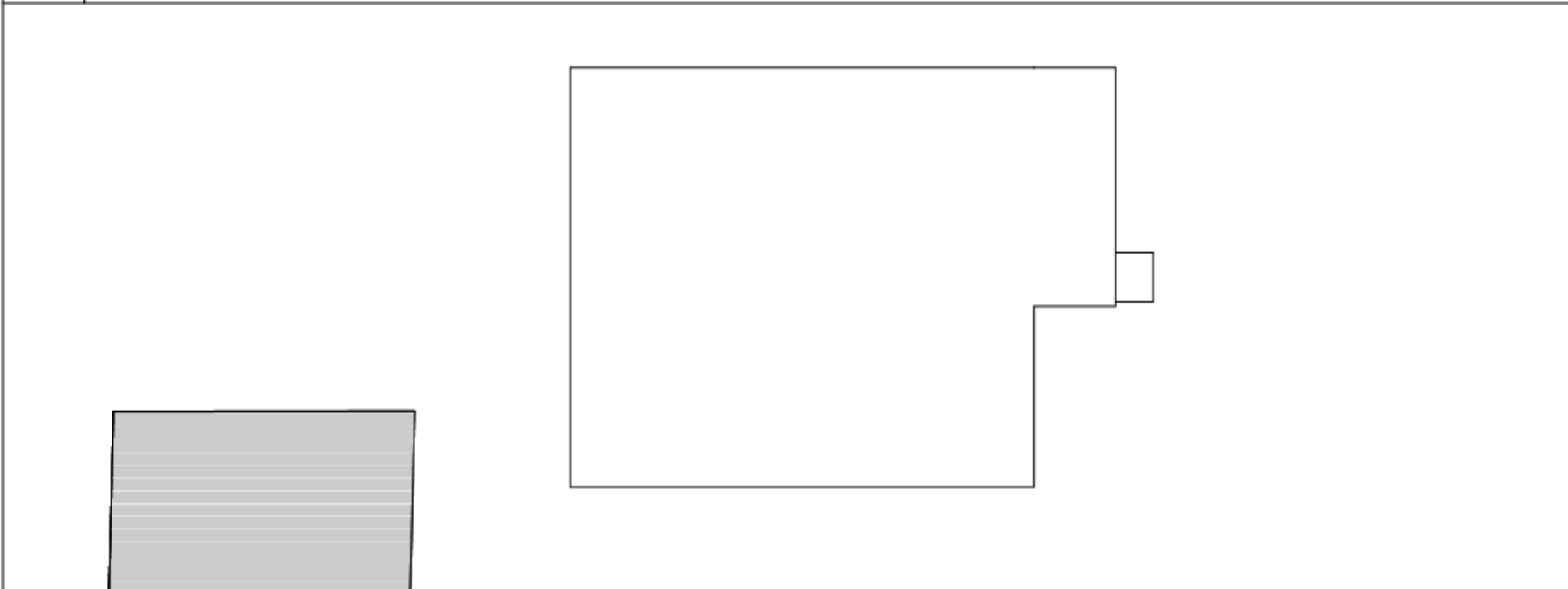
PROJECT
WORSHAM
 44 COLLETON DRIVE
 CHARLESTON, SOUTH CAROLINA

0.17.2021 KHH/MLA 2005
A102
 SECOND FLOOR PLAN
 PROPOSED

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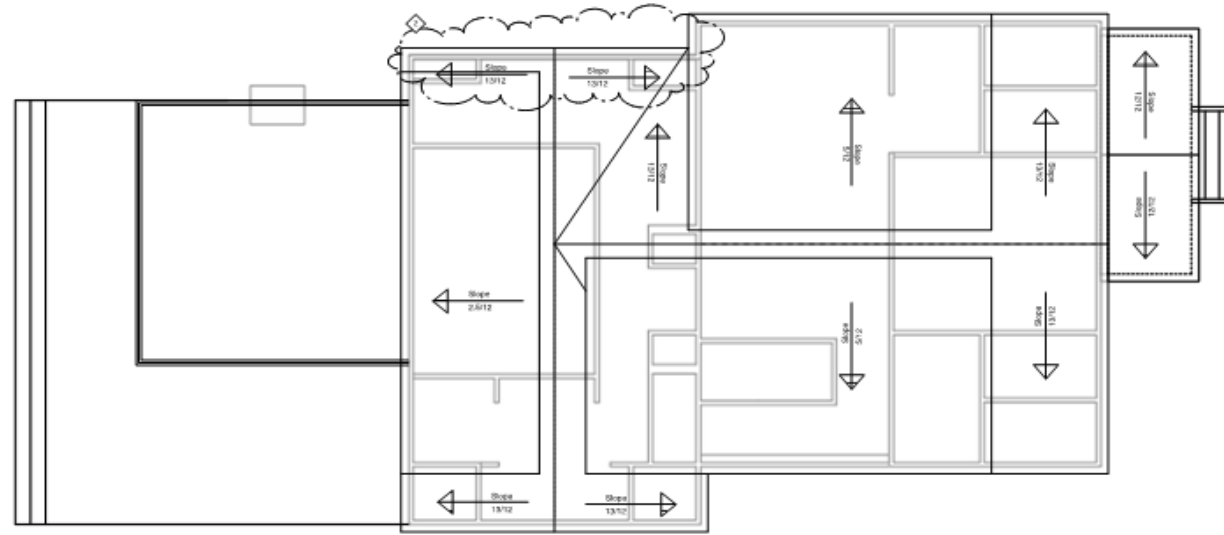


C1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



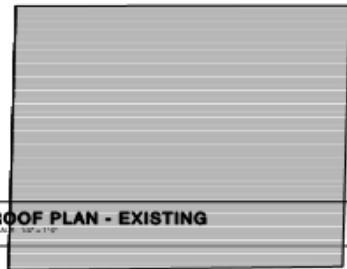
A1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"





C1 ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

A1 ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"



GENERAL NOTES

MARK	DESCRIPTION	DATE
1	BUILDING DEPARTMENT	6.9.2021
2	DIVISION 1	6.9.2021
3	SEA - Z MATHIAS	6.17.2021

CONSTRUCTION DOCUMENTS



evan
538 king street
charleston, sc 29403
pe lic# 689
charleston, sc 29403

koertdoerfer
tel: 853 726 6002
www.koertdoerferarchitects.com
rchitects

PROJECT

WORSHAM

441 COLLETON DRIVE
CHARLESTON, SOUTH CAROLINA

6.17.2021 6/17/2021 2021

A104

**ROOF PLAN
PROPOSED**

© 2021 ALL RIGHTS RESERVED. EVAN KOERTDOERFER ARCHITECTS

OUTLINE



C1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



A1 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A All dimensions to face of block or stud unless noted otherwise.

Indicates demo scope

Indicates existing walls

Indicates new walls

Indicates scan name & number

Indicates wall type, see details on A113

Indicates door number, see schedule on A113

Indicates window number, see schedule on A113

MARK	DESCRIPTION	DATE
◆	BUILDING DEPARTMENT	6.6.2021
◆	REVISION 1	9.9.2021
◆	SEA - Z APPROVAL	9.17.2021

CONSTRUCTION DOCUMENTS

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
JULY 14 2021

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
JULY 14 2021

evan
boertdoerfer
architects

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Charleston, SC 29403
PO Box 489
Charleston, SC 29402
tel 843 734 6002
www.boertdoerferarchitects.com

PROJECT

WORSHAM

441 COLLETON DRIVE
CHARLESTON, SOUTH CAROLINA

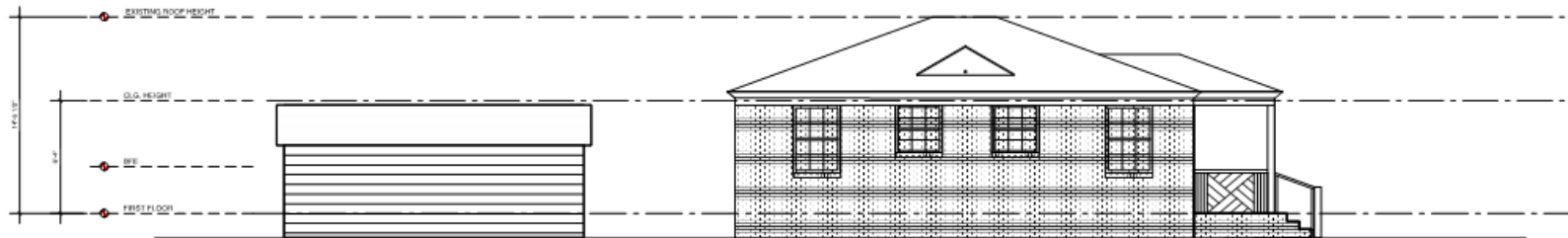
6.17.2021 KHM/MA 2025

A200

BUILDING ELEVATIONS



C1 SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

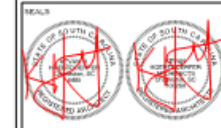


A1 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
◆	BUILDING DEPARTMENT	6.9.2021
◆	REVISION 1	6.9.2021
◆	SEA - 2 SUBMITTAL	6.17.2021

CONSTRUCTION DOCUMENTS



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PROJECT

WORSHAM

44 COLLETON DRIVE
CHARLESTON, SOUTH CAROLINA

6.17.2021 ORIGINAL 100%

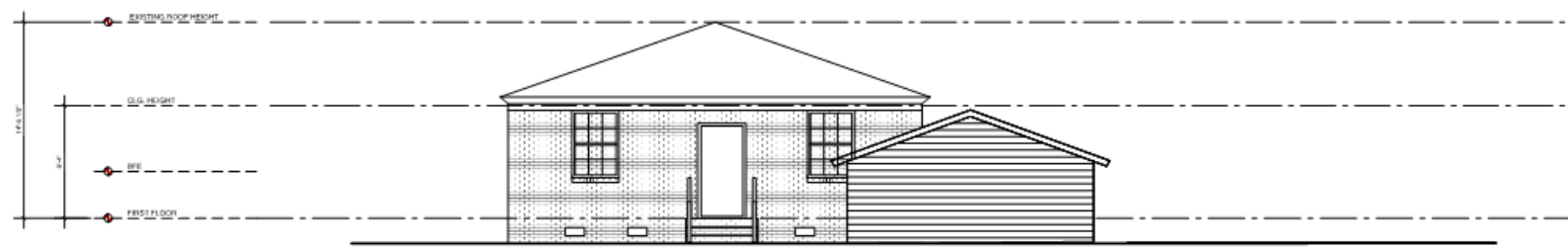
A201

BUILDING ELEVATIONS

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C1 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. All dimensions to face of block or stud unless noted otherwise.
- Indicate demo scope
 - Indicates existing walls
 - Indicates new walls
 - Indicates window & door
 - Indicates wall type, see details on A110
 - Indicates door number, see schedule on A110
 - Indicates window number, see schedule on A110

DATE	DESCRIPTION	DATE
0.9.2021	BUILDING DEPARTMENT	0.9.2021
0.9.2021	REVISION 1	0.9.2021
0.17.2021	SCA - 2 SUBMITTAL	0.17.2021

CONSTRUCTION DOCUMENTS



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tel 843 726 6002
www.boertdoerferarchitects.com
rchitects

PROJECT

WORSHAM

44 COLLETON DRIVE
CHARLESTON, SOUTH CAROLINA

0.17.2021 KHH/MA J005

A202

BUILDING ELEVATIONS

© 2021 ALL RIGHTS RESERVED. KEVIN BOERTDOERFER ARCHITECTS

OUTLINE

Ashby, Pennye

From: Kevan Hoertdoerfer <khk@hoertdoerferarchitects.com>
Sent: Friday, September 24, 2021 10:40 AM
To: Ashby, Pennye
Subject: Fwd: BZA Application 44 Colleton Drive

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pennye,

Please see below.

Kevan

Kevan Hoertdoerfer Architects
538 King Street
Charleston, SC 29403
| studio | 843.724.6002
| mobile | 843.270.4232
hoertdoerferarchitects.com
[Instagram](#) | [facebook](#) | [linkedin](#)

Begin forwarded message:

From: "James, Angela (PERATON)" <Angela.James@mail.peraton.com>
Subject: BZA Application 44 Colleton Drive
Date: September 23, 2021 at 9:50:07 PM EDT
To: "khk@hoertdoerferarchitects.com" <khk@hoertdoerferarchitects.com>
Cc: Graham Worsham <GWorsham@ewpartners.com>

Hi Kevan,

I live at 42 Colleton and am neighbors to Graham and Jamie Worsham. I've met with them and reviewed their plans and am in support of the renovation. It's beautiful and I believe will add value to the neighborhood.

Please let me know if you have any questions.

Best,
AJ

Angela James

Business Development Executive

Global Health

Mobile: (843) 575-8179

DO THE CAN'T BE DONE.

Peraton



90 Colleton Ave.



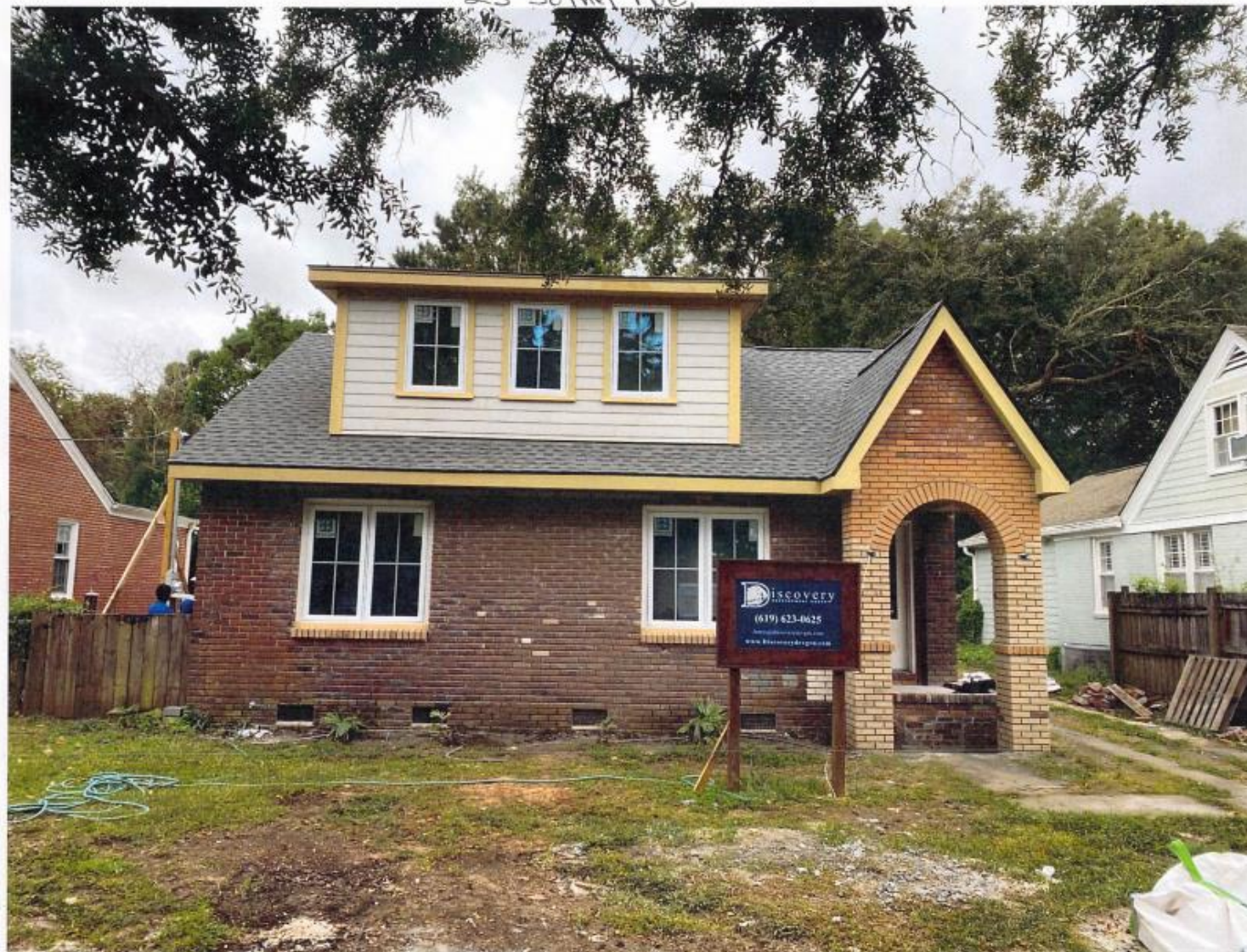
7 Colleton Dr



13 Sothel Ave.



23 Sothel Ave



Agenda Item #B-4

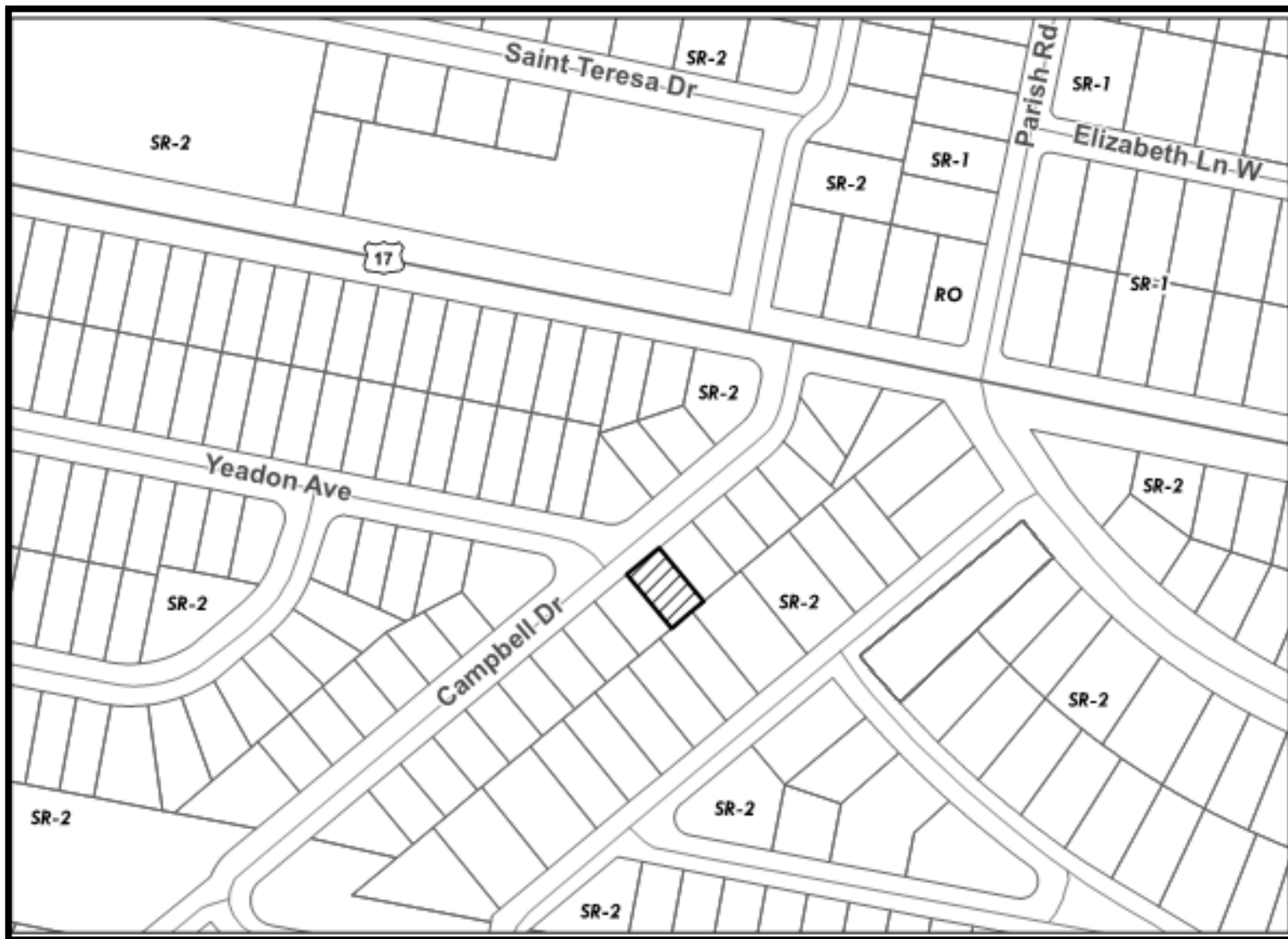
14 CAMPBELL DRIVE

(BYRNES DOWNS)

TMS # 421-02-00-026

Request variance from Sec. 54-301 to allow a screen porch addition with a 6-ft. west side setback (9-ft. required).

Zoned SR-2









Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-Z)

Page 1 of 2

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: OCTOBER 19, 2021

Property Address 14 CAMPBELL DRIVE TMS # 421-02-00-026

Property Owner JOHN & KIM WILLIAMS Daytime Phone 843-906-4215

Applicant KIM WILLIAMS Daytime Phone 843-906-4215

Applicant's Mailing Address 14 CAMPBELL DRIVE, CHARLESTON SC 29407

E-mail Address KIMWILLIAMZ@GMAIL.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) OWNER

Zoning of property SR-2

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant K. Williams Date 09.20.2021

For office use only

Date application received _____
Staffperson _____

Fee \$ _____

Time application received _____
Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

SIDE YARD SETBACK OF 9' REDUCED TO 6' TO ALLOW
BUILDABLE ADDITION (PORCH)

VARIANCE TEST ATTACHED.

Variance Test: The Board of Zoning Appeals/Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

14 Campbell Drive
TMS: 421-02-00-026

Existing Property Details / Description:

This property is located in the Byrnes Down subdivision of West Ashley. The lot is 6000 sqft and includes an original brick residence built in 1944 with a 1,070 sqft footprint and an unconditioned 6' x 12' laundry room on the West side. (Plat Attached)

Proposed Modifications:

I would like to add a 12' wide by 20' deep (240 sqft) screen porch to the home but after reviewing my properties setback requirements and tree protection guidelines, I believe my best option is to remove the little brick laundry room and add a screen porch in its place, with access from the kitchen on the west side of the house and (3) steps to the backyard towards the rear. The porch would adhere to the current laundry room setback from the front corner of the house (6.7') and will be enclosed in a new fence along the front and west side. The property will comply with 50% max lot coverage and not affect the ability for (2) off-street parking spots. (Modified Plat attached)

REAR – Extraordinary and Exceptional Conditions:

There are two grand oaks hugging my rear property line. One is labeled on the plat, and I marked the second one in red, it is a least as large as the 37" tree labeled, but on my neighbor's property so was not professionally surveyed. (Modified Plat attached) As noted in Sec. 54-506-d "Exception for Porches and Exterior Stairs in Front & Rear Setbacks", a screen porch would be allowed within 10' of the property line, but the tree protection requirement will eliminate any possibility for building & I want nothing to do with jeopardizing the health of these grand oaks. Many, if not most, properties in my neighborhood have rear additions and/or porches, in the absence of the oaks. In addition, a screen porch off the rear of my home would only provide access through a bedroom.



WEST – Extraordinary and Exceptional Conditions:

I understand this property to be in zone SR-2 with 9' side setbacks. My main structure is 18' off the property line. Holding a 9' setback, means the screen porch, or any addition can only be 9' wide, and rather unusable, therefore unbuildable.



Almost all modernized homes in Byrnes Down have been able to expand the original 750-1,000 sqft bungalows. These rear restrictions, without a west side variance, restricts me from utilizing my property as others have and will ultimately have a negative impact on my property value compared to theirs.

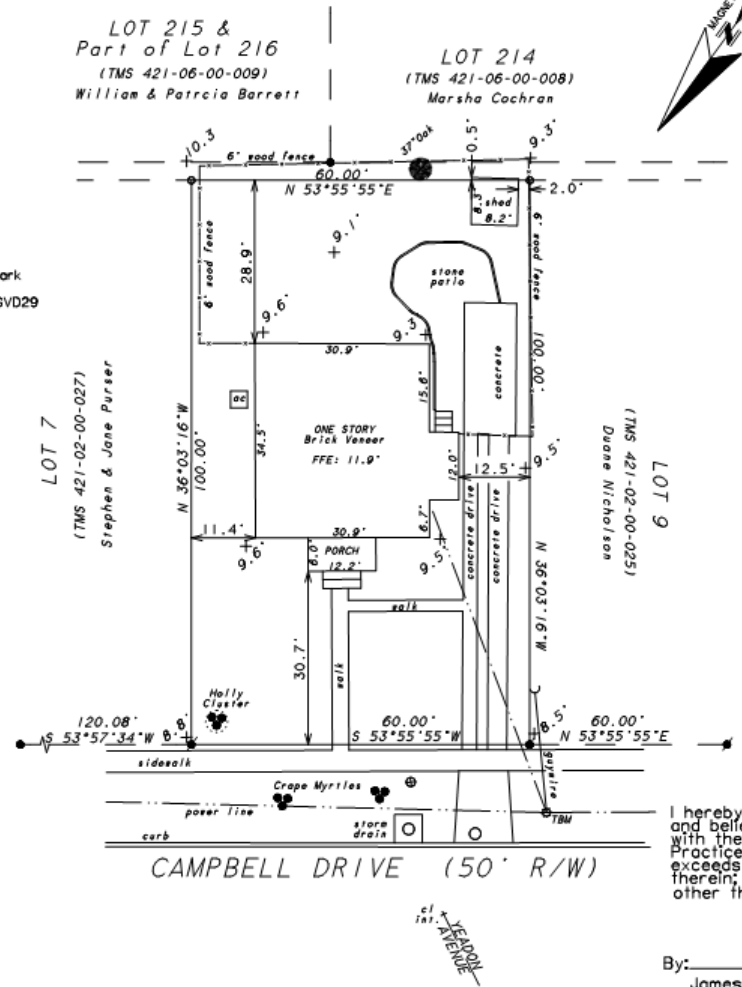
I have reviewed this with my neighbor, most affected, at 16 Campbell Drive and she is in support of this variance. (Letter Attached)

This screened porch, along with the subsequent landscape plan proposed by my Landscape Architect will dramatically improve the curb appeal of my property and will complement the character of the neighborhood.

Thank you,

Kim Williams

- LEGEND**
- 5/8" Iron Rod New
 - 5/8" Iron Rod Old
 - 1" Iron Pipe Old
 - ⊙ Power Pole
 - ⊙ Water meter
 - Manhole
 - + 9.0' Ground Elevation
 - TBM Temporary Benchmark
Nail in Power Pole
Elevation: 10.00' NGVD29



SURVEY NOTES

1. Reference Tax Map Number 421-02-00-026
2. Reference Plat Book F Page 219
3. Property Owner: John & Kimberly Williams
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood X Ref. Map No. 45019C0513 J dated 11-17-2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Every effort has been made to accurately locate label and describe the size and type of trees shown on this survey. No canopies or tree leanings are shown. A preliminary site layout is recommended before final site design or construction.
7. AREA: 0.138 Acre 6000 Sq.Ft.

**BOUNDARY SURVEY with
GROUND ELEVATIONS
LOT 8, BLOCK J, BYRNES DOWN
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA**

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

By: _____ Date: _____
James G. Penington, P.L.S. No. 10291



2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843) 871-5191
EMAIL: Plsoffice@palmettois.com

PREPARED EXCLUSIVELY FOR:
John & Kimberly Williams
SITE LOCATION:
14 Campbell Drive
Charleston, SC 29407

<p>GRAPHIC SCALE: 1" = 20'</p>		
FIELD SURVEY DATE: 17 September 2020	FIELD SURVEY BY: DG/KM	CLIENT PROJECT NO.: 9520
DRAWING DATE: 1 October 2020	DRAWN BY: JGP	DRAWING FILE NO.: 9520.DWG

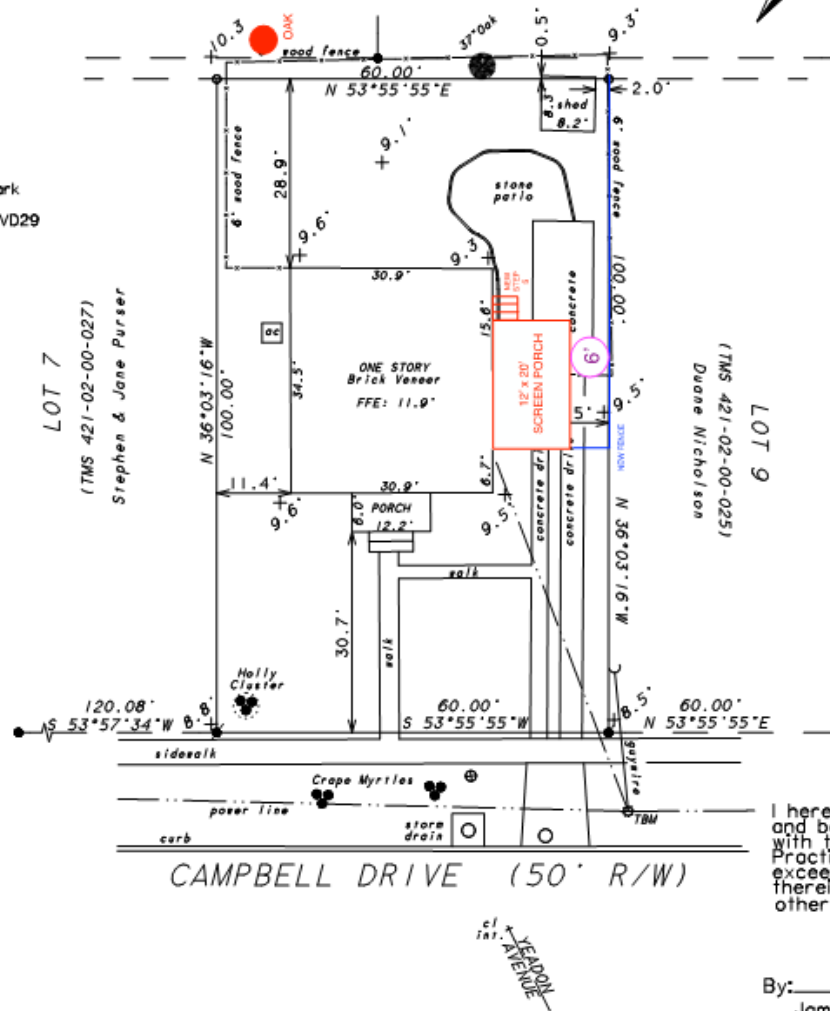
1
SHEET
OF
1

LEGEND

- 5/8" Iron Rod New
- 5/8" Iron Rod Old
- 1" Iron Pipe Old
- Power Pole
- ⊗ Water meter
- Manhole
- 9.0' + Ground Elevation
- TBM Temporary Benchmark
Nail in Power Pole
Elevation: 10.00' NGVD29

LOT 215 &
Part of Lot 216
(TMS 421-06-00-009)
William & Patricia Barrett

LOT 214
(TMS 421-06-00-008)
Marsha Cochran



SURVEY NOTES

1. Reference Tax Map Number 421-02-00-026
2. Reference Plat Book F Page 219
3. Property Owner: John & Kimberly Williams
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood X Ref. Map No. 45019C0513 J dated 11-17-2004 It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Every effort has been made to accurately locate label and describe the size and type of trees shown on this survey. No canopies or tree leanings are shown. A preliminary site layout is recommended before final site design or construction.
7. AREA: 0.138 Acre 6000 Sq.Ft.

BOUNDARY SURVEY with
GROUND ELEVATIONS
LOT 8, BLOCK J, BYRNES DOWN
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT

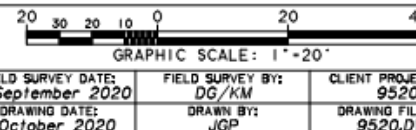
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

By: _____ Date _____
James G. Penington, P.L.S. No. 10291



2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843) 571-5191
EMAIL: Ploffice@palmettois.com

PREPARED EXCLUSIVELY FOR:
John & Kimberly Williams
SITE LOCATION: 14 Campbell Drive
Charleston, SC 29407



1
SHEET
OF
1



14 CAMPBELL DRIVE - CONCEPTUAL DESIGN (PORCH ADDITION)

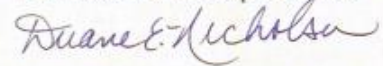
Duane Nicholson
16 Campbell Drive
Charleston, SC, 29407

RE: 14 Campbell Drive (TMS: 421-02-00-026)

I have reviewed and understand both our properties to be in Zoning District, SR-2 with 9' side building setbacks. My neighbors, John & Kim Williams have reviewed their potential renovations to include a proposition for a screen porch to the west of their home, between our two properties.

With the side yard as the only viable option for a screen porch, I believe their proposal to extend the porch across the 9' setback by 3', holding a 6' setback would allow them to build a useable screen porch and thereby increase their property value. As a result, have a positive impact on my property and the character of our neighborhood.

I am in support of this proposed variance.

A handwritten signature in blue ink that reads "Duane E. Nicholson". The signature is written in a cursive, flowing style.

Best regards,

Duane Nicholson
(843) 813-3299

Agenda Item #B-5

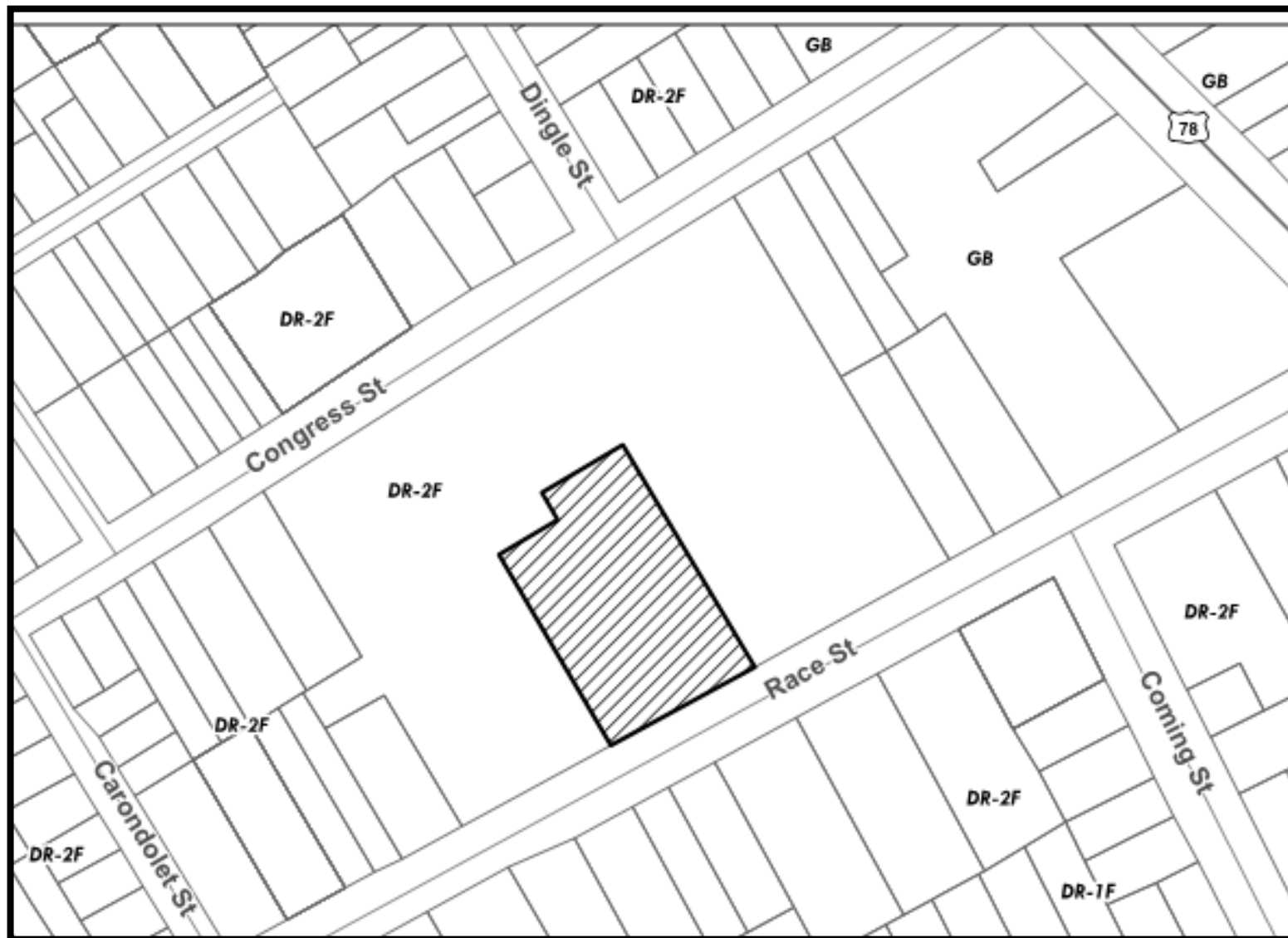
30 RACE STREET

(WESTSIDE)

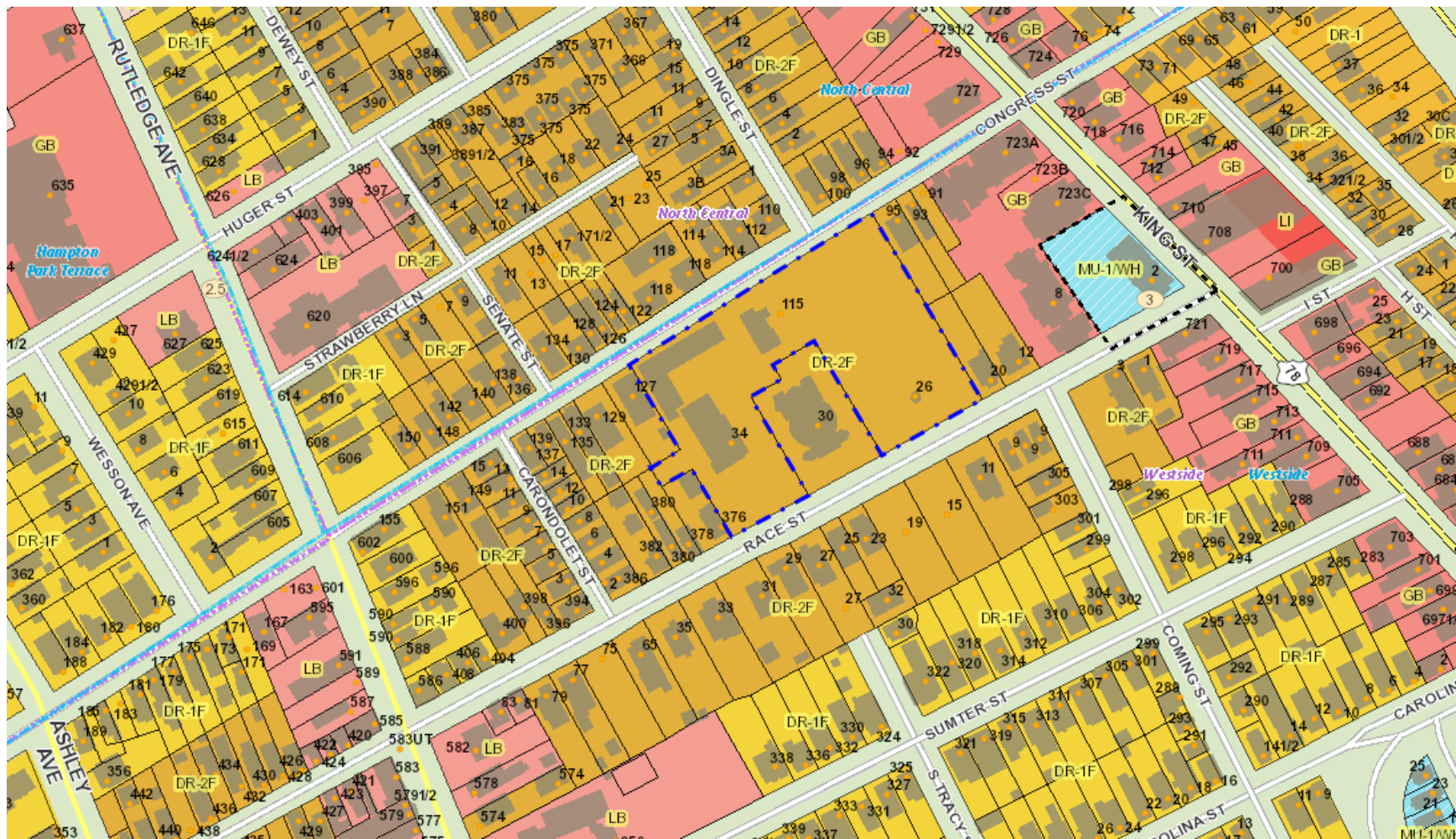
TMS# 460-04-01-061

Request special exception under Sec. 54-225 b.1. (c) to allow a playground within 50-ft. of a residential structure (Approval required for playgrounds within 50-ft. of a residential structure).

DR-2F/S









City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 19, 2021
Property Address 30 Race Street **TMS #** 460-04-01-060
Property Owner Greek Orthodox Community Holy Trinity of Charleston **Daytime Phone** 843-577-2063
Applicant C. Dinos Liollio, FAIA **Daytime Phone** 843-437-3523
Applicant's Mailing Address 34 Race Street, Charleston, SC 29403
E-mail Address dinos@liollio.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Owner Representative

Zoning of property School Overlay

Information required with application: (check information submitted)

- ☐ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] **Date** September 20, 2021

For office use only Date application received _____ Staffperson _____	Fee \$ _____	Time application received _____ Receipt # _____
--	---------------------	--

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

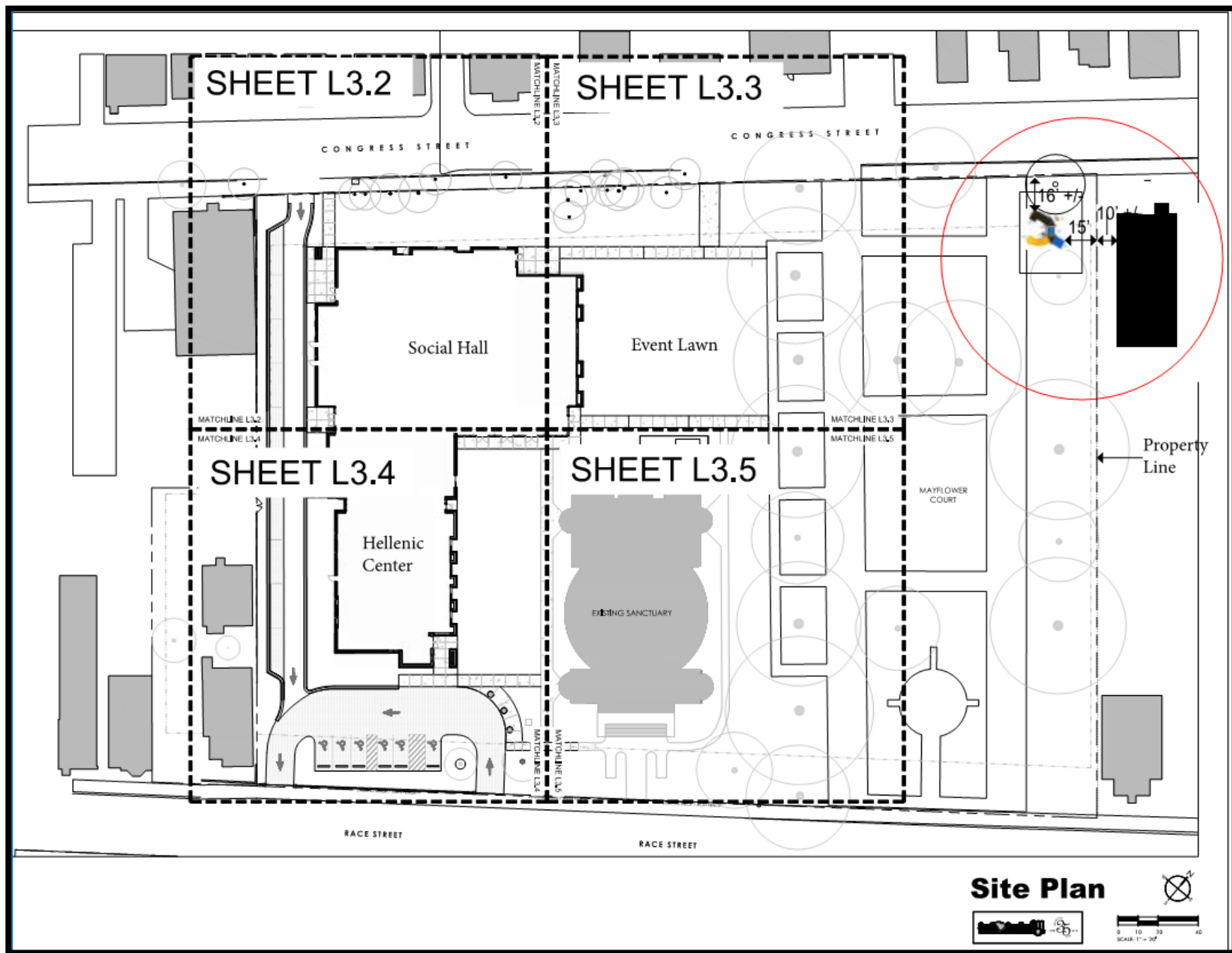
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See Attached

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

• The attached site map delineates that the playground is approximately 15' from the east property line of the church. The residence to the east is roughly an additional 10' further. Based upon our interpretation of the above, we offer that the church is in compliance considering our "appropriately buffered" heavy vegetated fence is roughly 8' in height. The church will also provide additional vegetation in the form of tree-form hollies, as additional buffers that will ultimately grow above the heavily vegetated fence.

-
- Between the hours of 8 AM – 5 PM, the playground will be used for roughly 70 minutes a day during typical lunch hours.
 - Security site lines from the building proper were important in our decision in locating the playground at this northeast corner;
 - Considering all the community and neighborhood activities that occur in Mayflower Park, this location is the most appropriate to support the above.
-





**Distance between East
property line and closest
play equipment touchpoint.**



**View Looking Northeast toward
Congress Street**



**View Looking South toward
Race Street**

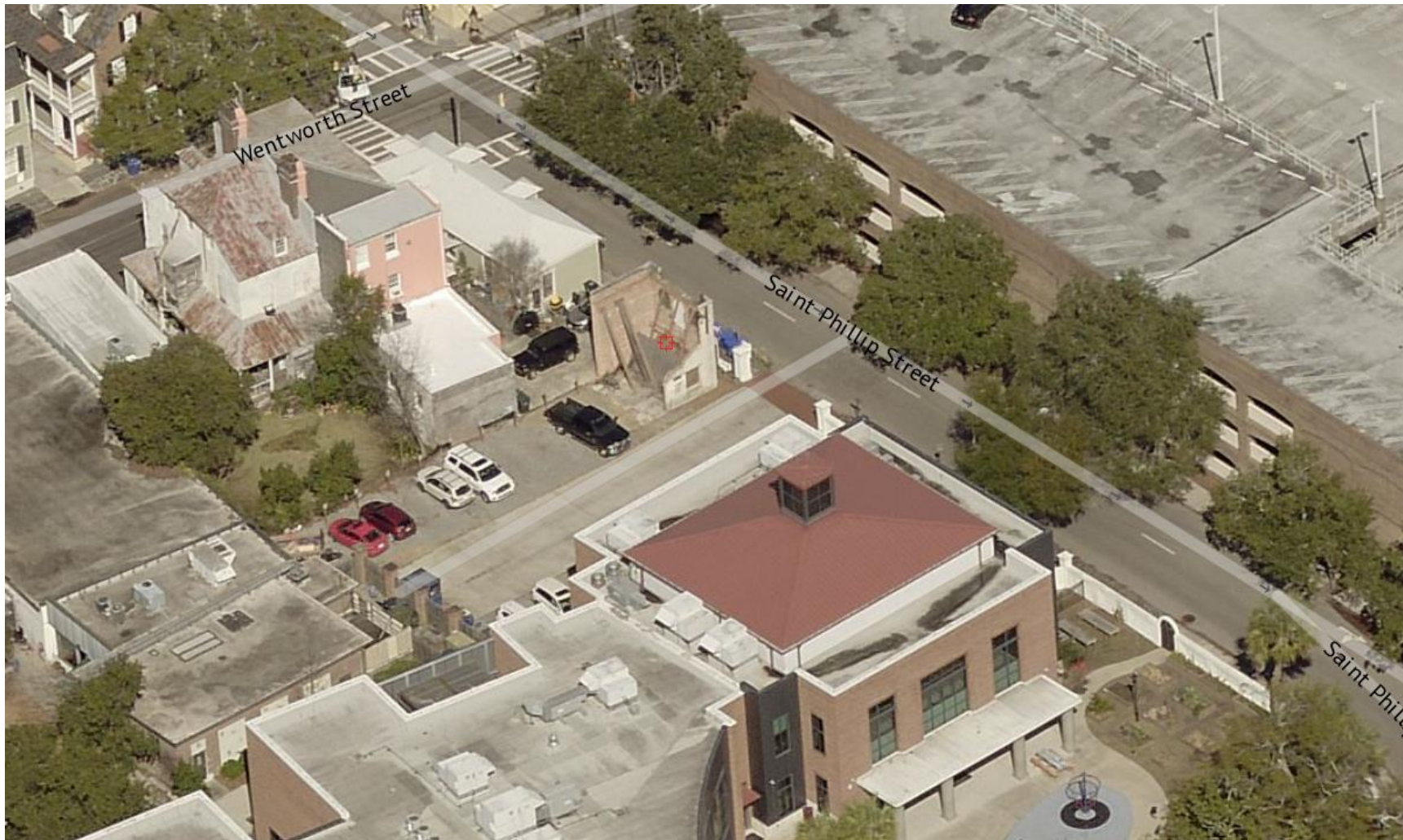
Agenda Item #B-6

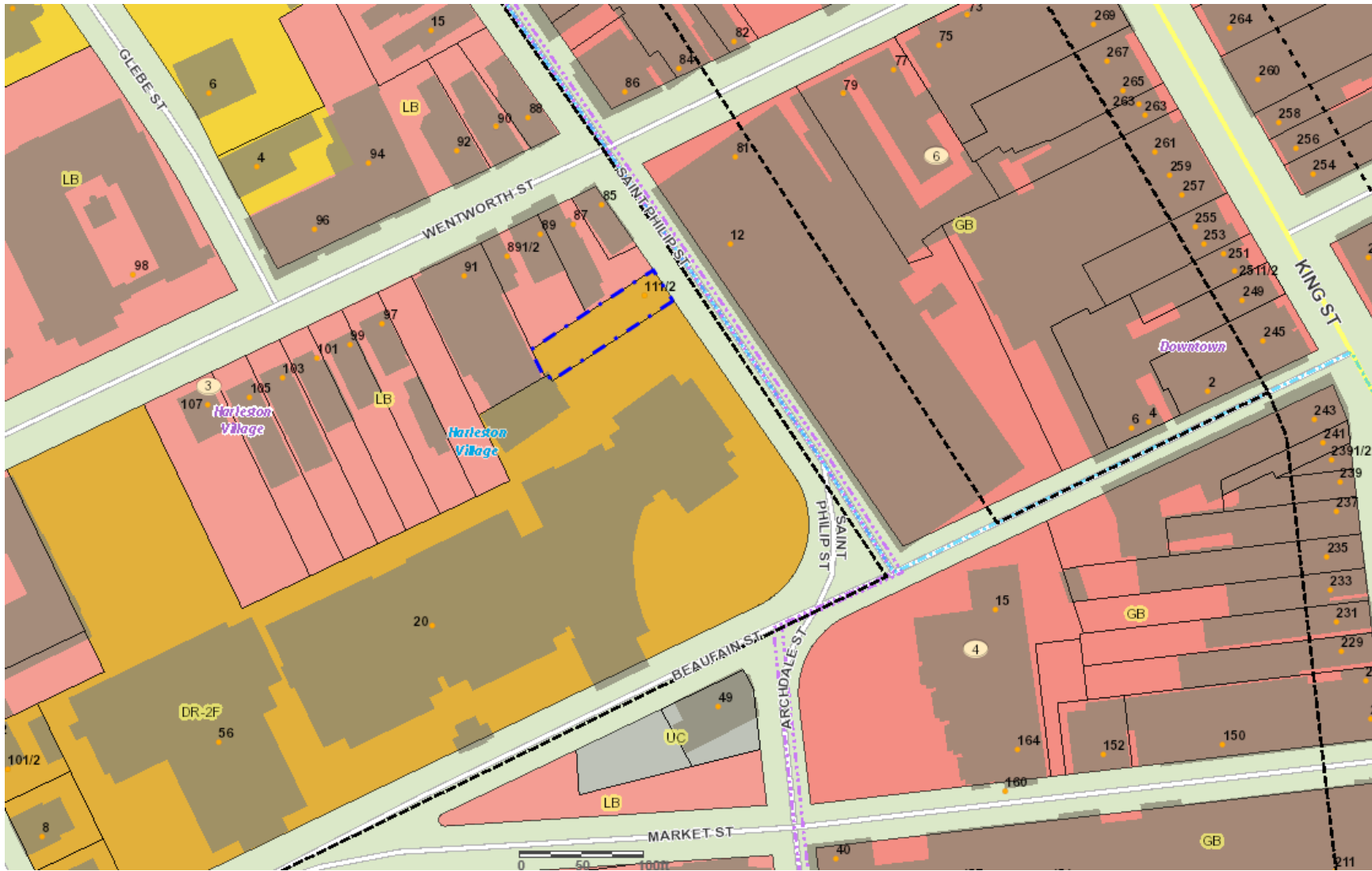
11 ½ SAINT PHILIP STREET
(HARLESTON VILLAGE)
TMS # 457-04-03-112

Request variance from Sec. 54-301 to allow two dwelling units (duplex) with 1,760.5sf of lot area per dwelling unit (2,000sf required).

Zoned DR-2F









City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 19, 2021

Property Address 11.5 ST PHILIP ST TMS # 457-04-03-112

Property Owner CKC PROPERTIES LLC Daytime Phone _____

Applicant AJ ARCHITECTS Daytime Phone 843-810-0029

Applicant's Mailing Address 538 KING ST, CHARLESTON SC 29403

E-mail Address ashley@ajarch.net

Relationship of applicant to owner (same, representative, prospective buyer, other) architect

Zoning of property DR2F

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- ☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- ☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- ☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
- ☐ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 9.20.21

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____ Receipt # _____

aj architects

Pennye Ashby, Senior Zoning Planner
City of Charleston Zoning Department
2 George Street, Suite 3100
Charleston SC 29401

Re: Zoning Request - 11.5 St Philip Street

Dear Pennye,

Please consider this letter an attachment to the Zoning application for 11.5 St Philip Street. This property received several variances on 3.3.20; the proposed use was exclusively office. My clients have revised their plans for the property and would like to introduce two residential units to create mixed use, office/residential, for this lot. The lot is zoned DR-2F and is only 3,521SF, short of the 4,000SF required for two residential units. So, the proposed use will require the following Zoning approval:

VARIANCE:

•To allow two residential units on a lot of insufficient size.

Ordinance requires a minimum lot size of 4,000SF, and the existing lot is 3,521SF.

- a. *there are extraordinary and exceptional conditions pertaining to the particular piece of property:*
This proposed mixed use will enable the remains of the structure at 11.5 St Philip Street to be utilized. This lot is unique in its context, it is small and has a 10'-0" utility easement for Memminger School's access.
- b. *These conditions do not generally apply to other property in the vicinity*
This property is surrounded by mixed use, and institutional use. Most of the neighboring properties had established uses before the zoning ordinance was adopted.
- c. *because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property,*
This lot would not be suitable for a single family residence due to its proximity to Memminger School, but work-live mixed use will certainly be attainable.
- d. *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.*
This is a unique part of town in which CCSD and the College of Charleston own adjoining parcels. There are no single family residences within a block - many of the uses relate to the College. We do not believe this is an unreasonable request.

Thank you for your consideration,


Ashley Jennings

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

see attached letter

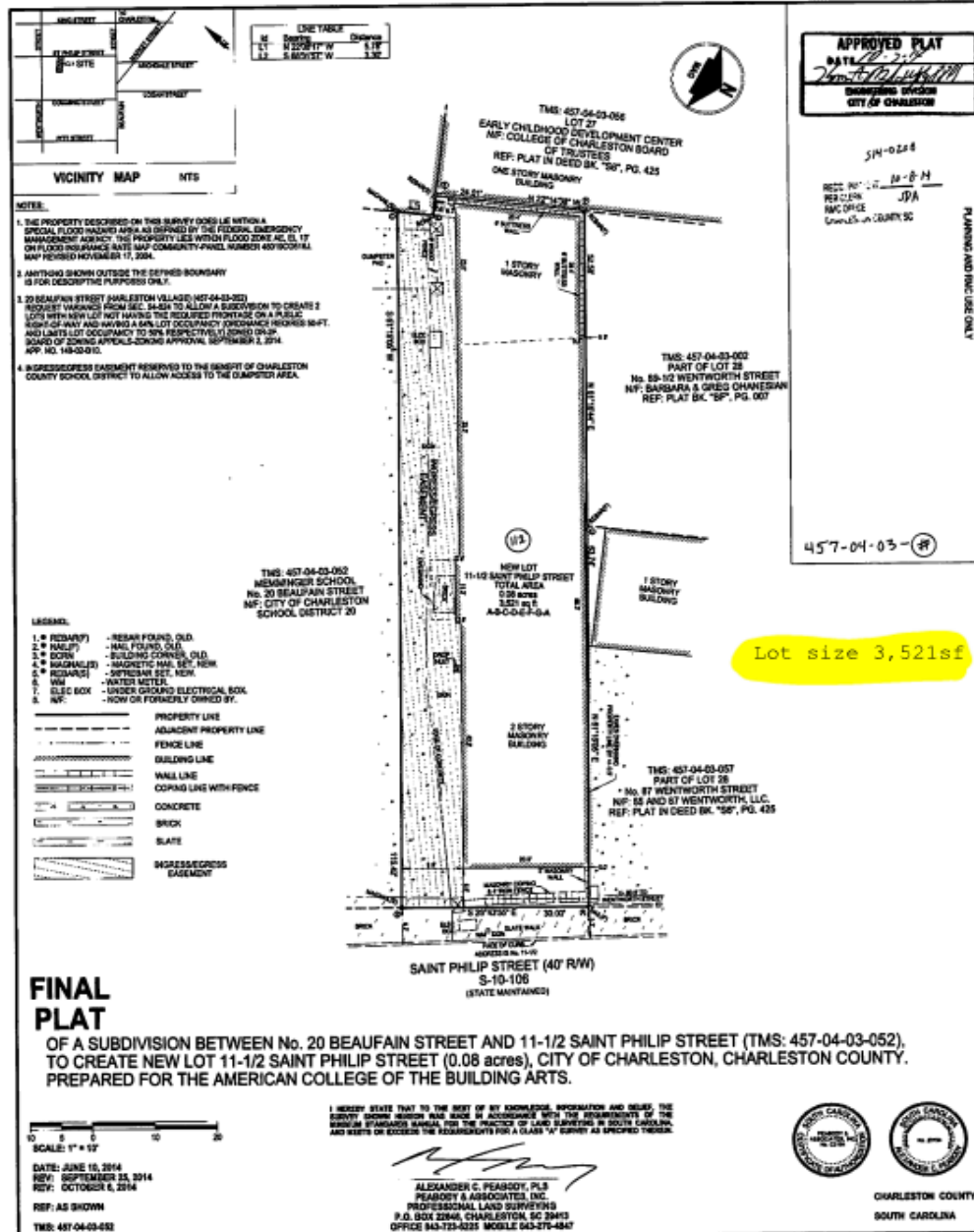
Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



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authorization of g.j. architects,
llc. is prohibited.

g.j. architects

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
JAMES H. JONES
CHARLESTON, SC
REGISTERED

STATE OF SOUTH CAROLINA
JAMES H. JONES
CHARLESTON, SC
REGISTERED

536 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8560 fax

mixed use building
11.5 ST PHILIP
CHARLESTON, SC

NOA

DESIGNED
(H)
DRAWN
(H)
CHECKED
(H)

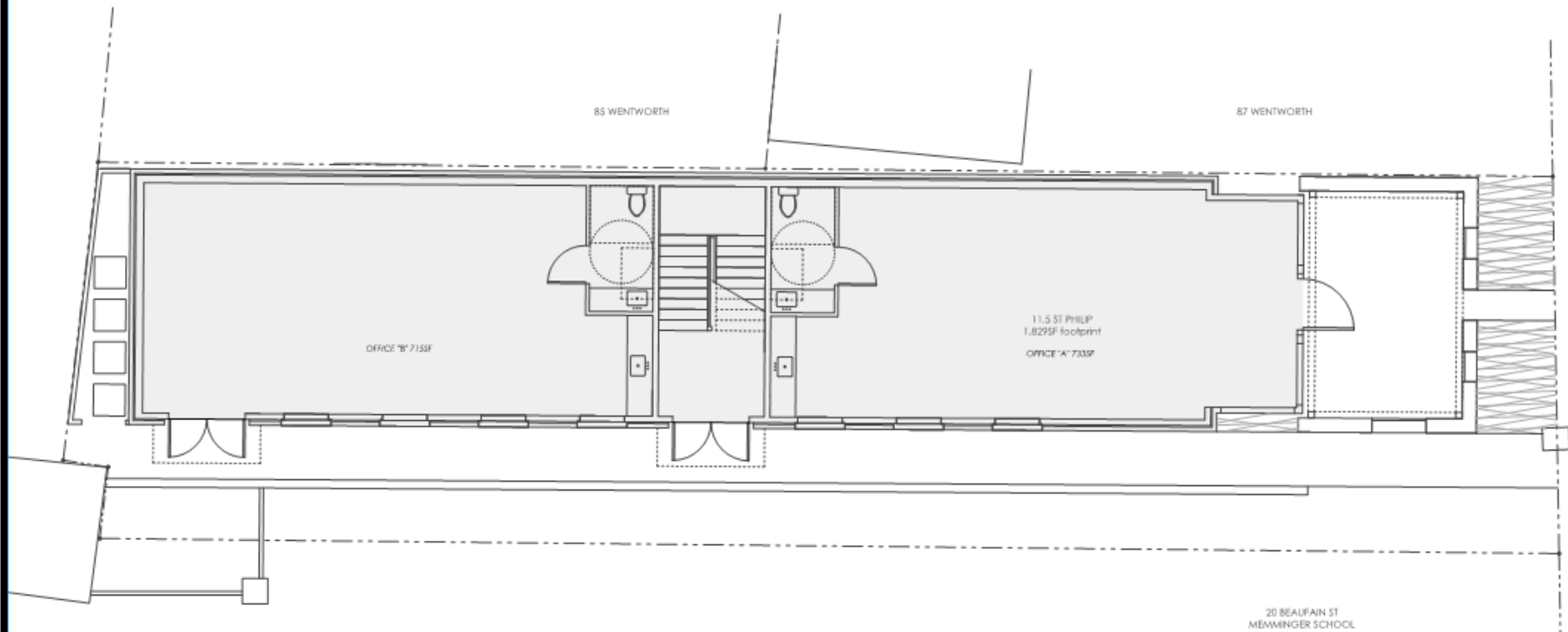
DATE
09-20-2021

REVISIONS

SHEET

A1.1
SITE PLAN

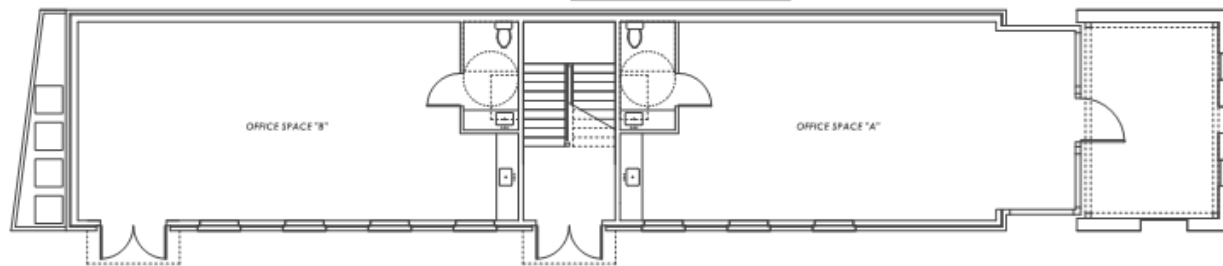
ST PHILIP ST



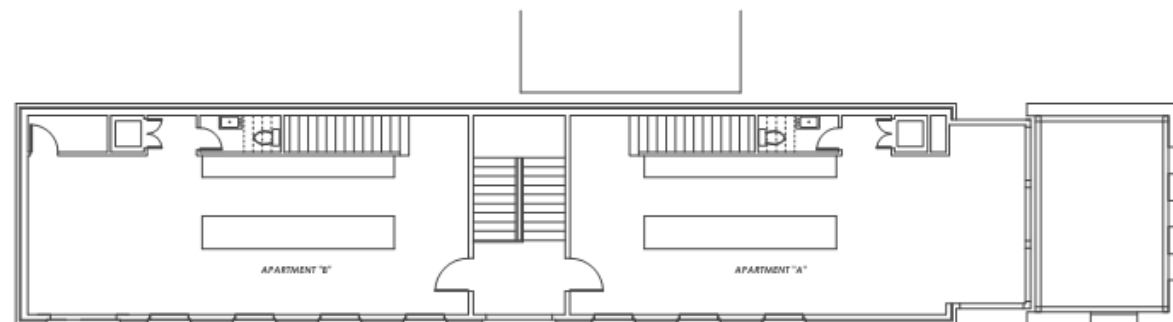
● SITE PLAN: 3/16" = 1'-0"

ZONING INFORMATION:

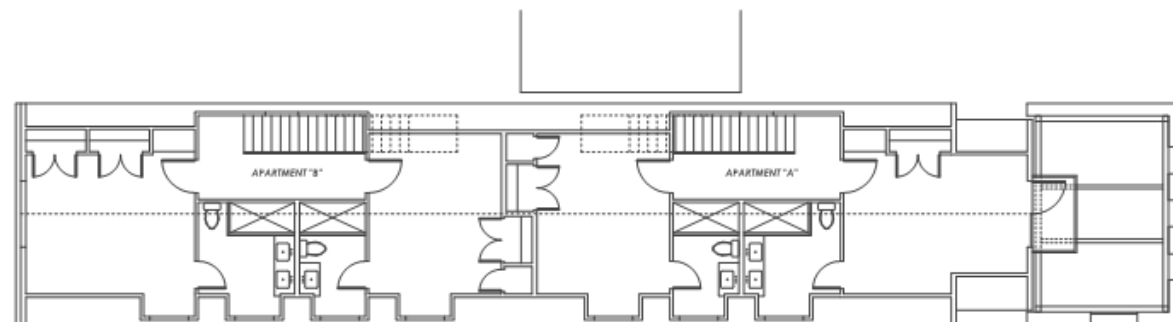
map: 437-04-03-002
zone: S20-20
lot size: 4,000SF minimum, 3,521 SF, non-conforming
setbacks: front: 25'-0", conforming with exception
rear: 5'-0", conforming
north/west side: 5'-0", non-conforming GRANTED 3.3.20
south/east side: 9'-0"/15'-0" lot, non-conforming GRANTED 3.3.20
height: 3 stories max., conforming
lot coverage: 90% maximum, 51% proposed, non-conforming 83% GRANTED 3.3.20
use: mixed use - office and residential, non-conforming OFFICE GRANTED 3.3.20
parking: 2 cars per residence, 2 residences = 4 spaces, none proposed, non-conforming
1 car per 900SF office, 1448SF of office = 2 spaces, none proposed, non-conforming
7 SPACES REQUIRED, 16 SPACES GRANTED 3.3.20



FIRST FLOOR PLAN: 3/16" = 1'-0"



SECOND FLOOR PLAN: 3/16" = 1'-0"



THIRD FLOOR PLAN: 3/16" = 1'-0"

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authorization of g.j. architects,
llc. © 10/20/2021

g.j. architects

NOT FOR CONSTRUCTION

338 KING STREET
CHARLESTON, S.C.
29403

843.577.7035 phone
843.577.8060 fax

mixed use building
11.5 ST PHILIP
CHARLESTON, SC

R0A

DESIGNED
(H)
DRAWN
(H)
CHECKED
(H)

DATE
09-30-2021
REVISIONS

SHEET

A3.1

FLOOR PLANS

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authorization of gj architects,
llc. 5/16/2020

gj architects

NOT FOR CONSTRUCTION



338 KING STREET
CHARLESTON, S.C.
29403
843.577.7030 phone
843.577.8040 fax

mixed use building
11.5 ST PHILIP
CHARLESTON, SC

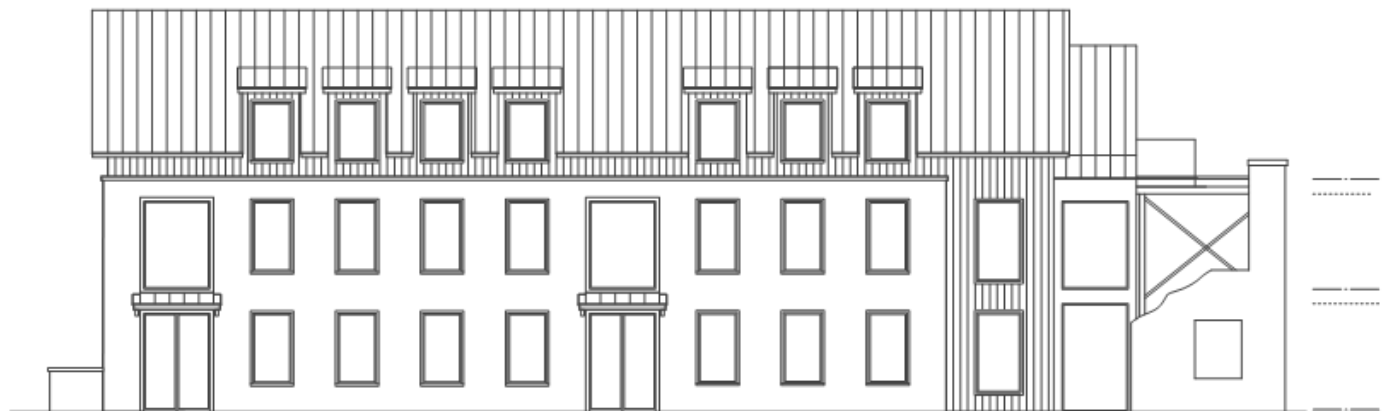
80A

DESIGNED
(gj)
DRAWN
(gj)
CHECKED
(gj)

DATE
05-30-2021
REVISIONS

SHEET

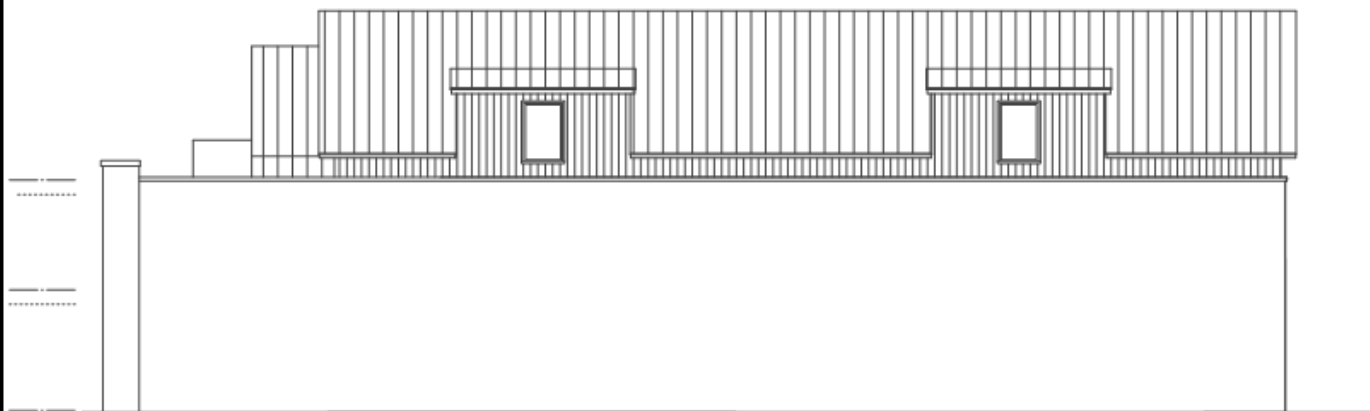
A4.1
ELEVATIONS



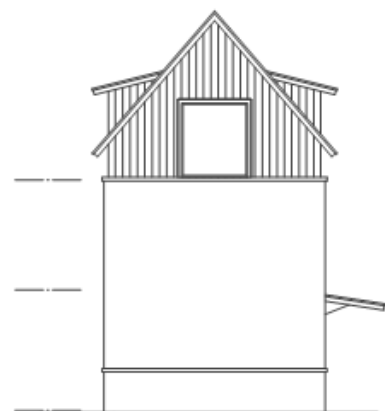
SOUTH ELEVATION: 3/16" = 1'-0"



EAST (ST PHILIP) ELEVATION: 3/16" = 1'-0"



NORTH ELEVATION: 3/16" = 1'-0"



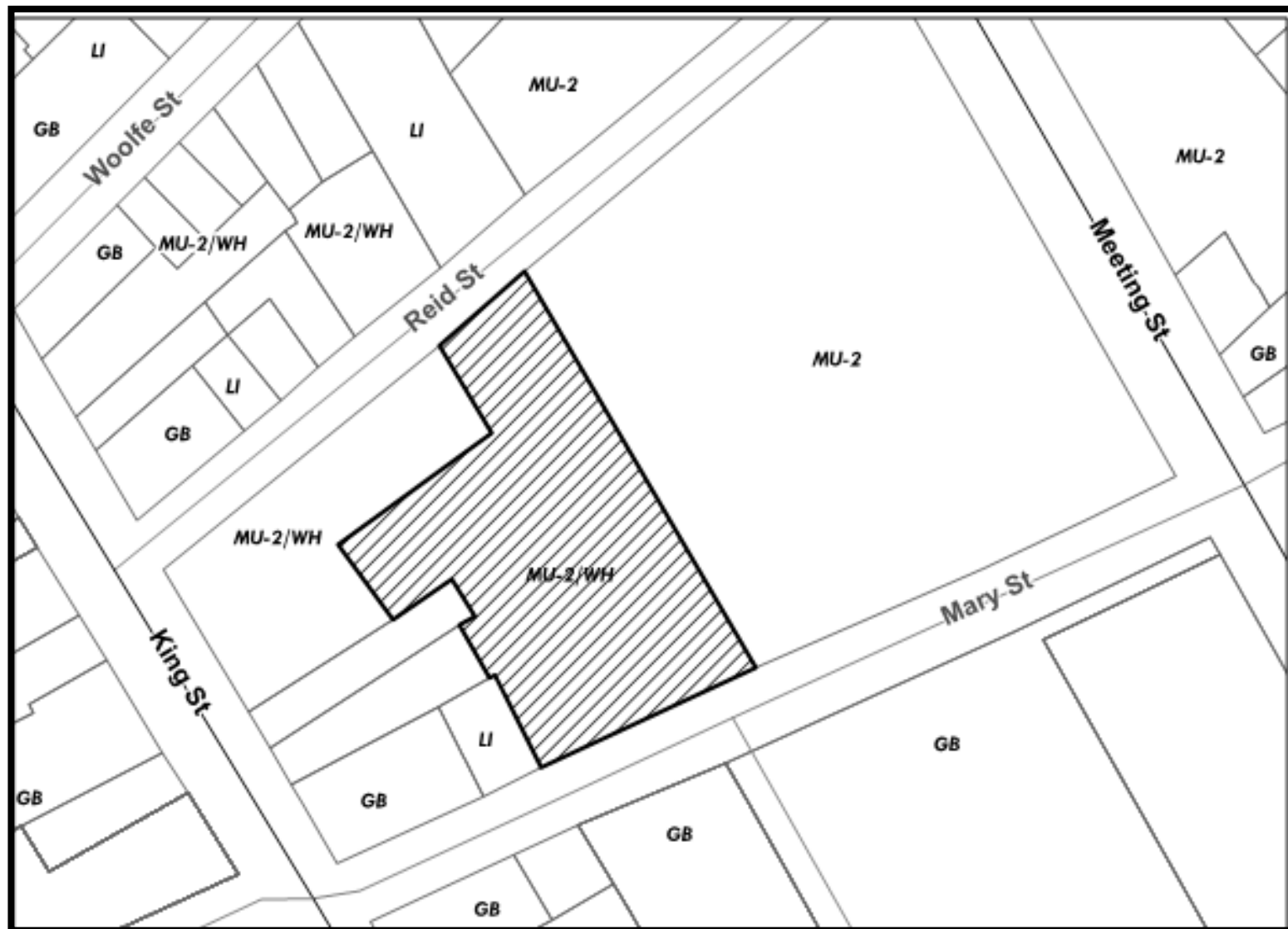
WEST ELEVATION: 3/16" = 1'-0"

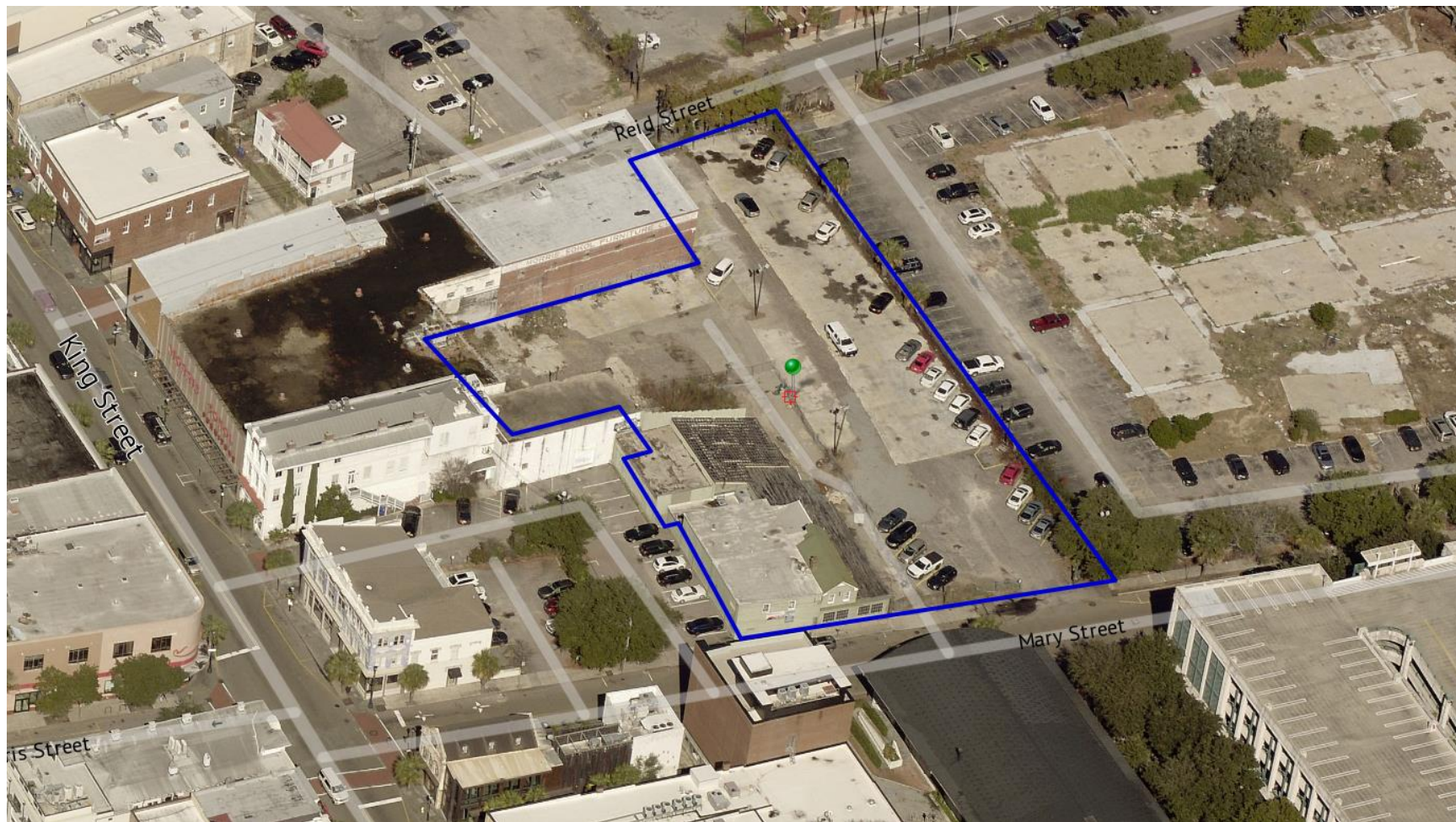
Agenda Item #B-7

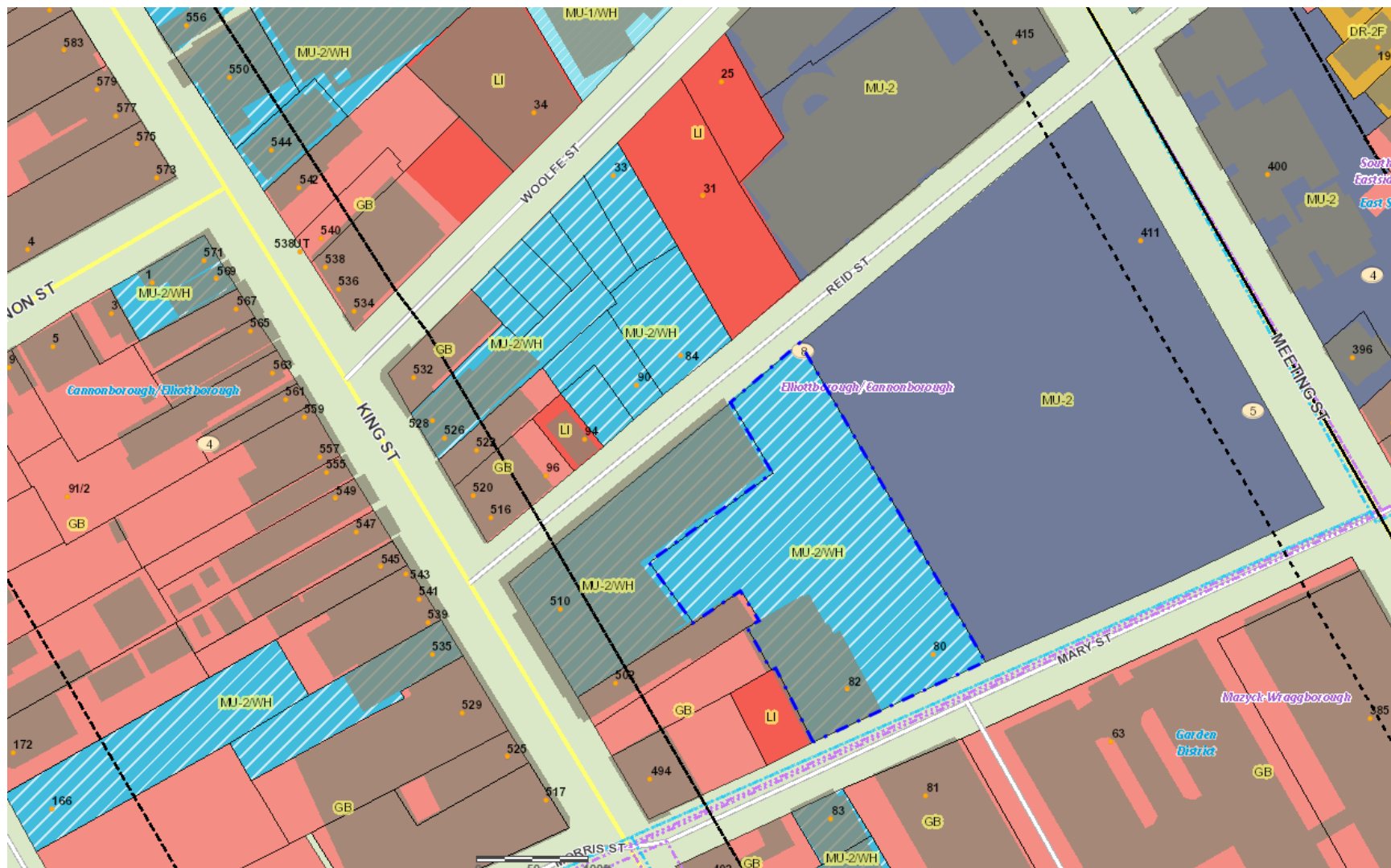
82 MARY STREET
(MAZYCK/WRAGGBOROUGH)

TMS # 460-12-02-096

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a MU-2/WH (Mixed Use/Work Force Housing) zone district









City of Charleston

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☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 19, 2021

Property Address 82 Mary Street TMS # 460-1202096

Property Owner Mary Stuart LLC Daytime Phone 843-224-2370

Applicant Bennett Hospitality, Inc. Daytime Phone (843) 722-8169

Applicant's Mailing Address 17 Lockwood Boulevard, 4th Floor, Charleston, SC 29401

Attention: Tracy Ray E-mail Address tray@bennetthospitality.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Purchaser

Zoning of property MU-2/WH, Accommodations A-1

Information required with application: (check information submitted)

- ☐ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
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☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 9-3-21

For office use only	
Date application received	Time application received
Staffperson	Receipt #
Fee \$	

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

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3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
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For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See Exhibits Attached

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Exhibit to Application
Board of Zoning Appeals – Zoning
82 Mary Street

September 20, 2021

RE: Request for Special Exception Approval for Accommodations Use for 82 Mary Street, City of Charleston

We are requesting a Special Exception pursuant to Section 54-220 to allow a 50 unit accommodations use as part of a retail, restaurant, hotel and residential mixed use project to be developed on the property located at 82 Mary Street, between Mary and Reid Streets. The entrance to the building for the accommodations use will be located on Mary Street.

The project will include approximately 78 residential units, 13,000 square feet of retail and restaurant/bar space, and ancillary residential and hotel facilities which may include fitness, pool, deck, meeting space, administrative office, laundry, and other related uses.

The site plan for this property is largely driven by the Lowline public pedestrian corridor to be located on the east side of the property, in the middle of the block. At the request of the City, the building has been designed to be set back from property line to allow room for the Lowline, extending the full the length of the block from Reid Street to Mary Street. This section of the Lowline is to be built entirely on private property, since the former rail right of way does not extend through this block. The design of the building includes a courtyard area accessible from the Lowline.

In order to preserve space for the Lowline and pedestrian access, parking will be provided on-site underneath the building. In addition to the on-site parking, there will also be curbside guest loading and unloading at the entrance to the hotel on Mary Street.

The following are written responses to the criteria and information required under Section 54-220 for the Accommodations Overlay District for the above-referenced project:

- a) *the accommodations use will not result in a net loss of dwelling units that have been occupied within five years of the date of application for the exception; provided however, the BZA-Z may approve the alteration or replacement of such existing dwelling units on the same site as the accommodations use, or within a radius of one quarter (¼) mile from the site if the proposed off site location does not result in an over concentration of low income households, as defined by the U.S. Department of Housing and Urban Development, as adjusted by the Department of Housing and Community Development; and provided further, the BZA-Z shall require any such alteration or replacement to include dwelling units of substantially the same size and type of those being altered or replaced and shall require that no certificate of occupancy shall be issued for the accommodations uses until either a certificate of occupancy has been issued for all dwelling units being altered or replaced or irrevocable bonds or letters of credit in favor of the City in amounts equivalent to one hundred twenty-five (125%) per cent of the costs to complete*

construction or renovation of the dwelling units, as determined by the Chief Building Inspector, has been filed with the City: **The site has not had any residential units occupied within the past five years.**

- b) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not reduce or displace more than 25% of office space that has been used for such purpose within five years of the application for the exception:* **The site has not had any office space occupied within the past five years.**
- c) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not displace more than 25% of the linear frontage of existing ground floor storefront retail space on the property:* **The proposed project will increase the linear square footage of ground floor storefront retail space on the property. The existing historic building will be relocated but maintained on the property.**
- d) *the location of the accommodations use will not significantly increase automobile traffic on streets within residential districts:* **The project is located in a commercial/business district generally bordered by Meeting, Calhoun, King and Line Streets with immediate access to primary arterial streets and highways. Access to the property will not require traversing any residential neighborhoods; therefore, there will be no increase in automobile traffic on streets within residential neighborhoods.**
- e) *the location of the accommodations use will contribute to the maintenance, or creation, of a diverse mixed-use district:* **The property is generally surrounded by retail, restaurant, office and hotel uses. The project will have a mix of uses, including the development of a portion of the pedestrian Lowline, compatible with and complimentary to the urban context.**
- f) *the total square footage of interior and exterior floor area for restaurant and bar space in the proposed accommodations use, including restaurant/bar patron use areas, bar areas, kitchen, storage, and bathroom facilities, shall not exceed 12 percent of the total interior, conditioned floor area in the accommodations use, except that each accommodations use shall be permitted to exempt from the calculation of total restaurant floor area one interior, ground floor restaurant tenant space if the total tenant space does not exceed 2,000 square feet, the restaurant tenant does not serve alcoholic beverages, and the exempt restaurant tenant space is clearly labeled with these restrictions on the floor plans submitted with the application for this zoning special exception:* **The project will meet the requirement not to exceed 12% of floor area for restaurant and bar space. The proposed total square footage of restaurant and bar areas is approximately 5700 square feet, which is only 11% of the total 51,489 square feet of interior, conditioned floor area of hotel and restaurant components the facility.**
- g) *the accommodations use proposed guest drop off and pick up area(s) is located outside the public right-of-way and on the property utilized for the accommodations use if the accommodations use contains more than 50 sleeping units, and if 50 sleeping units or less, the proposed guest drop off and pick up area(s) are located outside the public right-of-way if feasible, and the location and design of the guest drop-off and pick-up area(s) has been reviewed by the Department of Traffic and Transportation and determined to be safe and not be an impediment to traffic and that every effort has been made to minimize traffic impacts:* **The existing curb cut area of the property will be replaced with a sidewalk and on-street guest**

loading and unloading area on Mary Street in front of the hotel entrance, with no loss of on-street parking spaces.

- h) *the total number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located is equal to or exceeds ten (10) sleeping units: **The project will have 50 sleeping units.***
- i) *within areas of the accommodations overlay zone designated as "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", or "A-7" on the zoning map, the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located shall not exceed 50 in areas designated "A-1"; 180 in areas designated "A-2"; 225 in areas designated "A-3"; 100 in areas designated "A-4"; 150 in areas designated "A-5"; 69 in areas designated "A-6"; and 175 in areas designated "A-7"; provided, however, that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north (the "Full-Service Corridor"), the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located may exceed 50, but shall not exceed 250, if the accommodations use qualifies as a Full-Service Hotel, meaning that the accommodations use provides 20,000 or more square feet of meeting, conference and banquet space of which 15,000 square feet thereof is contiguous, an on-site restaurant that serves breakfast, lunch and dinner seven days a week and other services such as a concierge, a spa/health club, laundry, turndown service, newspaper delivery, security personnel and airport shuttle; and in no event shall any accommodations use on the peninsula exceed 250 sleeping units: **The property is within the A-1 accommodations overlay area and will have 50 hotel rooms as permitted.***
- j) *the proposed accommodations use will not share any of its buildings, structures, facilities, or operations with another accommodations use: **The accommodations use on the property will not share its building, facilities, or on-site operations with another accommodations use.***
- k) *(1) The proposed accommodations use incorporates meeting and conference space at a ratio of 400 square feet per 10 sleeping units, or fraction thereof, with respect to the first 150 sleeping units, and incorporates meeting and conference space at a ratio of 1000 square feet for every 10 sleeping units, or fraction thereof, exceeding 150 sleeping units. In either case, at least 75% of the meeting and conference space shall be contiguous; (2) Notwithstanding subsection k(1) hereof, if the accommodations use contains more than 50 sleeping units and is located in the Full-Service Corridor, the provisions of subsection (i) hereof shall govern the square footage of required meeting and conference space: **The project will include at least 2,000 square feet of meeting and conference space and satisfy the required ratio of 400sf/10 sleeping units.***
- l) *the proposed accommodations use will not result in there being more than eight (8) Full-Service Hotels on the peninsula, inclusive of those Full-Service Hotels existing on the peninsula and those with approved special exceptions as of the effective date of the ordinance from which this section derives; for purposes of this subsection (l) only, a Full-Service Hotel means a Full-Service Hotel as defined in subsection (i) having in excess of 150 sleeping units: **The project will not be a Full-Service Hotel containing in excess of 150 sleeping units.***
- m) *to assist in providing affordable housing opportunities for its employees, the applicant for the accommodations use commits to contribute to the City of Charleston Affordable/Workforce*

*Housing Account a fee payable upon the issuance of a Certificate of Occupancy, calculated as follows: \$5.10 per square foot of area used for sleeping units and the hallways adjacent to sleeping units, stairwells and elevators: **Fee will be paid upon issuance of a Certificate of Occupancy for accommodations use.***

Application requirements. In making the findings required in subsection b.1, the Board of Zoning Appeals-Zoning shall consider the following information to be provided by the applicant in site plans, floor plans and building elevations that will govern the construction of the building in which the accommodations use is located, along with a detailed written assessment report to be submitted with the application:

1. *The number of existing dwelling units on the property, including units on the property that were occupied as dwelling units within five years of the date of the application for the exception, the type of unit (rental or owner-occupied; one-family detached; one-family attached; two-family or multi-family; occupied or unoccupied), by income range of the most recent occupant(s), the rental price for rental units and market price for owner occupied units relative to the area median income figures that are determined annually by the U.S. Department of Housing and Urban Development and adjusted by the City of Charleston Department of Housing and Community Development, or its successor, the physical condition of the units (sound, deficient, deteriorated or dilapidated), the square footage and number of bedrooms in each unit, and if the units are proposed to be physically altered or replaced, a description and plan showing the square footage and number of bedrooms in the altered or replaced units, and their location: **Not applicable – no dwelling units have existed within the past 5 years on the property.***
2. *The effect of the physical alteration or replacement or relocation of dwelling units on the housing stock of a particular type on the property and whether a condition should be attached to a special exception approval for the accommodations use requiring a minimum percentage of the dwelling units on the property or replaced off-site to remain affordable based on the annually updated median area income values: **Not applicable – no dwelling units have existed within the past 5 years on the property. However, the new residential units planned to be included within the project will be subject to the MU-2/WH zoning district ordinance provisions.***
3. *The presence of office space on the property, or the presence of spaces on the property that were occupied as office spaces within five years of the date of application for the exception: **Not applicable – no office space has existed within the past 5 years on the property.***
4. *The linear frontage of existing ground floor storefront retail space on the property: **The existing structure on the property has approximately 35' of ground floor storefront retail space facing on Mary Street. The proposed project includes significantly more storefront space both on Mary Street and on the Lowline.***
5. *The location and design of guest drop off and pick up areas for the accommodations use: **In addition to the on-site parking, a curbside loading and unloading area for the hotel will be located in front of the primary entrance to the hotel on Mary Street in an area that is currently a broad curb cut driveway to the property.***
6. *The cumulative number of vehicle trips generated by the proposed accommodations use and other accommodations uses that are either existing or approved within an area identified by the*

Department of Traffic and Transportation, the traffic circulation pattern serving the accommodations use and efforts made to minimize traffic impacts: The automobile access and parking arrangements have been designed to minimize traffic impacts, with a curbside loading and unloading area for the hotel located in front of the primary entrance to the hotel on Mary Street. Both King and Meeting streets are arterial roads leading to the site from Interstate 26 and Highway 17, which is the route most of the vehicles will be utilizing. Once guests have arrived at the hotel, they will likely park their cars for the most of their stay. The property is ideally situated for pedestrian access to shopping, dining, and tourist activities, and the project will include a portion of the pedestrian Lowline. A traffic analysis memorandum is being submitted with this application describing the vehicle trips estimated to be generated by this project. Prior to adjustment for internal capture and multimodal trips, total daily trips generated by the accommodations use are estimated to be 418 using ITE's Trip Generation Manual 10th Edition.

7. *The distance of the main entrance and parking entrance of the accommodations use from a road classified as an arterial or collector road:* **The main entrance to the hotel will be located on Mary Street, which intersects at either end of the block with King and Meetings Streets as the closest arterial roads to the project.**
8. *The land uses within five hundred feet (500') of the accommodations use, to include the location, square footage, and number of rooms in existing accommodations uses and accommodations uses that have been approved:* **The proposed mixed use project is consistent with the predominant land uses within 500' of the project which include primarily commercial uses – a CARTA bus station, parking garage, various retail stores, businesses, restaurants, offices, multi-family residential, and other hotels. Other existing or approved accommodations uses within 500' of the proposed accommodations use include the Homewood Suites at 415 Meeting Street (162 rooms), an approved hotel at 411 Meeting Street (300 rooms), and approved hotels at 502 King Street (45 rooms), 514 King Street (200 rooms), and 529 King Street (50 rooms).**
9. *The proximity of residential districts to the accommodations use:* **The existing context is primarily non-residential. The closest single family residential neighborhoods are located on Nassau Street which is separated from the project by Meeting Street and the various mixed uses fronting on the east side of Meeting Street, and west of St. Philip Street which is separated from the project by King Street.**
10. *The accessory uses proposed for the accommodations use, such as restaurants, spas, bars, pools and the like, in terms of their location, size, impact on parking, traffic generation, noise or odors in or to a residential district:* **The proposed project includes ancillary retail and restaurant space as shown on the plans, in addition to the principal hotel and residential uses and related facilities. The ancillary uses are compatible with and complimentary to the principal hotel and residential uses. The project fully meets the required number of on-site parking spaces under the City zoning ordinance, and no off-site parking lease or variance is being requested. In addition to the 34 on-site parking spaces allocated for hotel guest use, the City parking garage located directly across the street from the entrance provides additional parking capacity, particularly during evening hours. The retail and restaurant uses will be pedestrian accessible from the Lowline. No residential district will be impacted by the ancillary uses.**

11. *The demonstrated provision of off-street parking at the rate of two spaces that meet the design requirements of section 54-318 for each three sleeping units, provided however, the utilization of mechanical or other means of parking that meet the ratio of two spaces for each three sleeping units shall be allowed:* **Off street parking for the hotel will be provided at the required 2 spaces for 3 rooms with a minimum of 34 on-site spaces for hotel guest use. Total on-site parking for the proposed mixed use project will meet or exceed zoning code requirements.**
12. *The presence of industrial uses and uses which use, store, or produce toxic or hazardous materials in quantities in excess of those specified by the EPA listing of toxic and hazardous materials, within five hundred feet (500') of the accommodations use:* **No known industrial uses which use, store or produce toxic or hazardous materials in quantities in excess of those specified by the EPA listing of toxic and hazardous materials are located within 500' of the project.**
13. *The commitment to environmental sustainability and recycling:* **The design intent would be committed to sustainability and the reduction of waste through recycling.**
14. *The distance of the accommodations use from major tourist attractions:* **The project is located within a mile of Marion Square, the SC Aquarium, the Gaillard, the Charleston Visitor's Center, the Charleston Museum, the Children's Museum of Charleston and many more attractions. It is located within the Historic District of Charleston and within walking distance to most major attractions on the Peninsula.**
15. *The distance of the accommodations use from existing or planned transit facilities:* **The project is located across the street from a main CARTA bus stop and one block from a CARTA station, providing easy access to almost all CARTA routes.**
16. *The long term provision of on- or off-site parking for employees who drive vehicles to work, including an estimate of the number of employees that will drive to work during the maximum shift and the location of parking spaces to be provided, and the demonstrated provision of free transit passes or other incentives to encourage employee use of public transportation:* **The estimated number of hotel employees who may elect to drive to work is 8 (calculated as 50% of the projected 16 employees at peak shift periods) Management level employees will be provided on-site parking or other arrangements provided. The on-site parking for the property is anticipated to include approximately 125 spaces, which is 13 more than the aggregate required number of parking spaces for the hotel guest rooms and the residential units within the project. The convenient location of CARTA bus service on Mary Street should encourage a higher percentage of employees to use public transportation, and employees will be offered at least a 30% employer contribution to monthly bus passes. Bicycle storage will also be provided to hotel employees to encourage bicycle use. In addition, the City parking garage is directly across the street.**
17. *The number of sleeping units proposed as part of the accommodations use:* **The proposed accommodations use will have 50 units.**
18. *The provision of shuttle bus services to and from the Historic Districts by accommodations uses with more than 50 sleeping units located outside the area designated "A-1" through "A-6" on the zoning map:* **Not applicable – the property is in the A-1 area.**

19. *The commitment to make affirmative, good faith efforts to see that construction and procurement opportunities are available to MBEs (minority business enterprises) and WBEs (women business enterprises) as outlined in section 2-268 (e)(1), (2), and (3) of the Code of the City of Charleston:* **The developer will make a commitment to make affirmative, good faith efforts to see that construction and procurement opportunities are available to MBEs and WBEs. Efforts will be made by the owner and general contractor to solicit bids from MBE and WBE companies where possible and available to attempt to meet this provision when applicable.**
20. *The commitment to make affirmative, good faith efforts to hire personnel, representative of the population of the Charleston community, at all employment levels:* **The developer will make a commitment to make affirmative good faith efforts to hire personnel representative of the Charleston community at all employment levels.**



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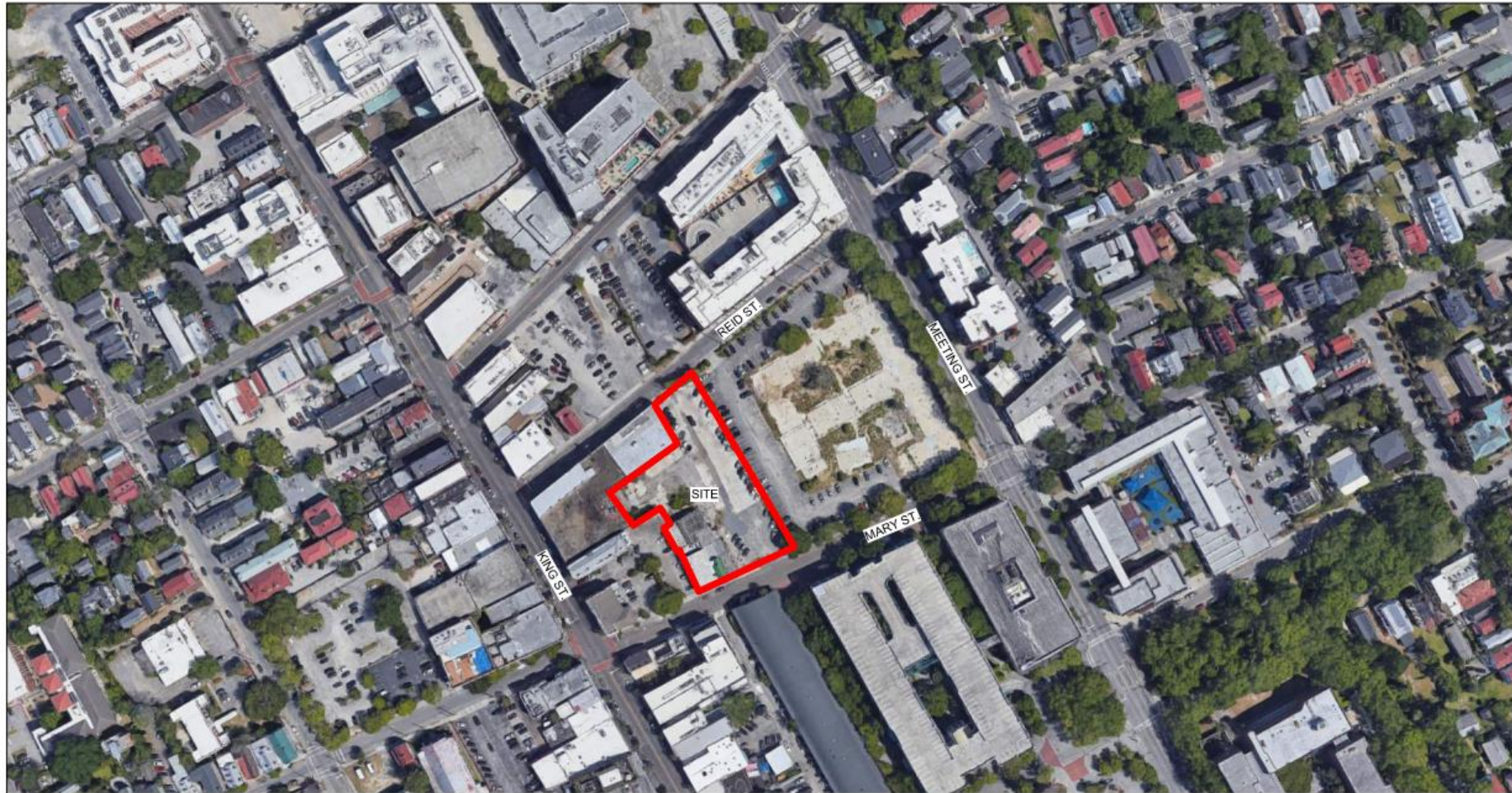
HOSPITALITY

82 MARY ST
CHARLESTON, SC

PROPERTY LOCATION

9/02/21

BZA-01



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82 MARY ST
CHARLESTON, SC

AERIAL VIEW

9/02/21

BZA-02



MARY STREET LOOKING NORTHWEST



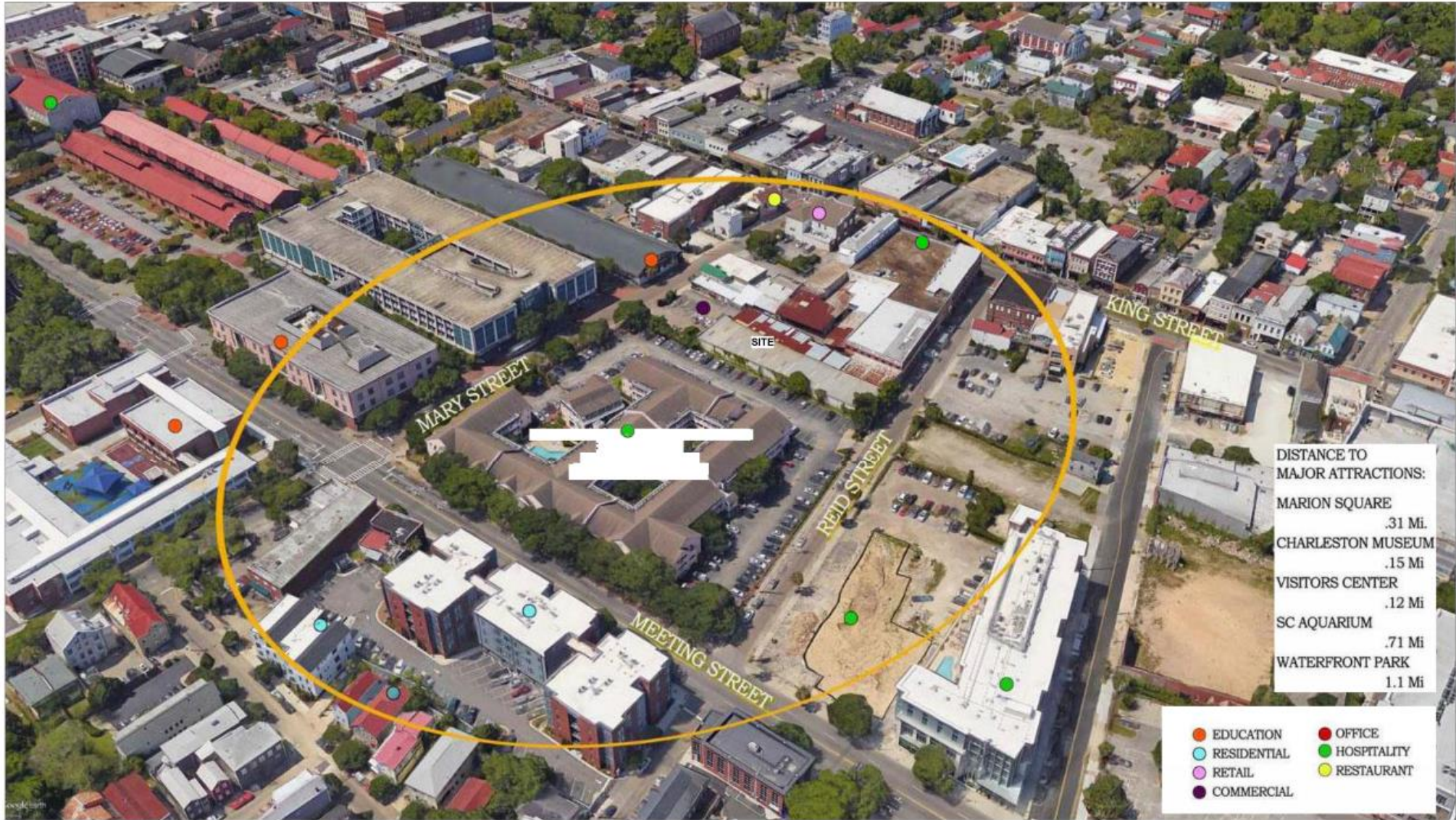
REID STREET LOOKING SOUTHWEST



MARY STREET LOOKING NORTHEAST



REID STREET LOOKING SOUTHEAST

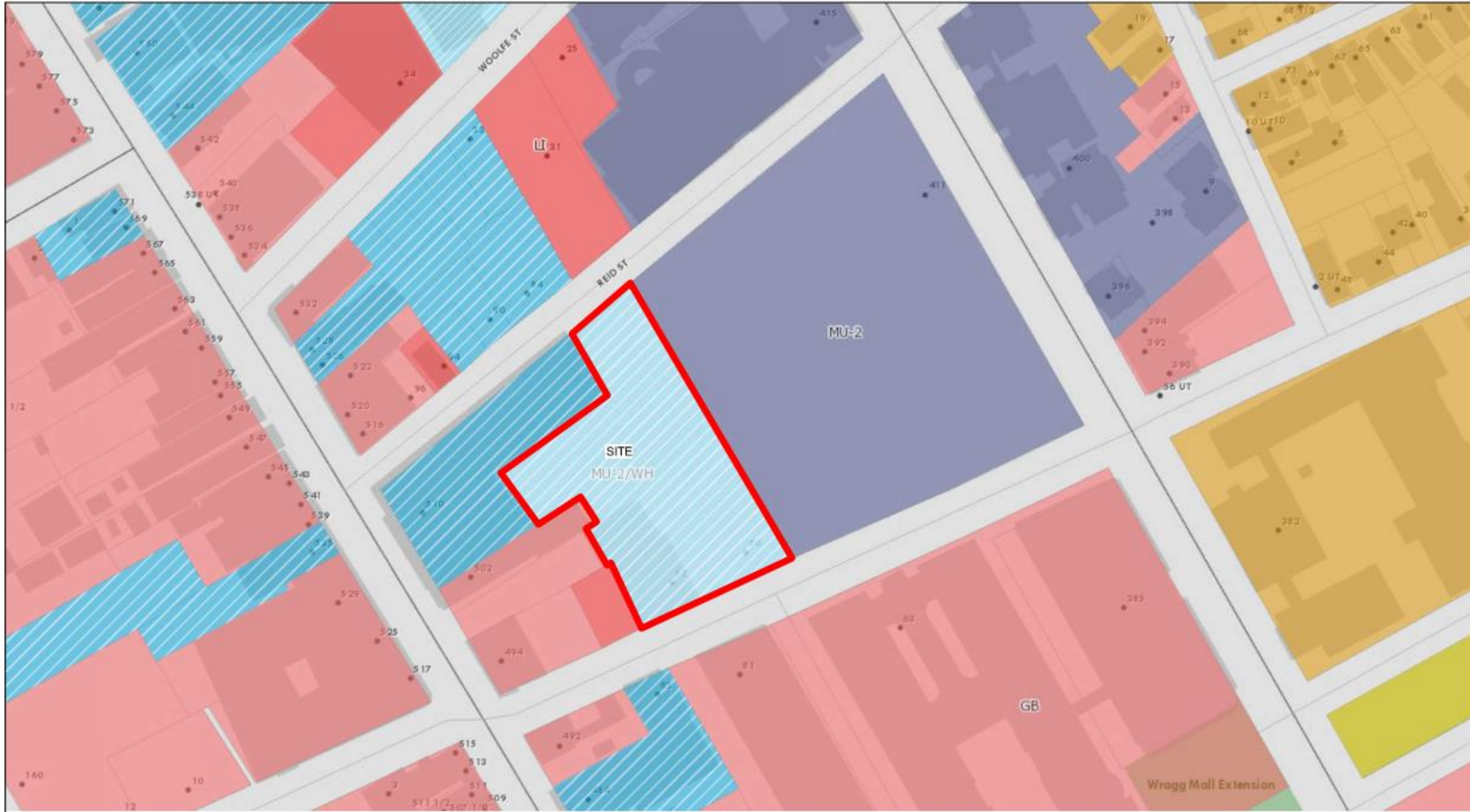


82 MARY ST
CHARLESTON, SC

Hotel Uses within 500 FT
 Holiday Inn - 120 Rooms
 Homewood Suites - 162 Rooms
 411 Meeting (Proposed) 300
 Morris Sokol (Proposed) 200

431 Meeting Street (Proposed) - 252
 529 King Street (Proposed) - 50
 563 King Street (Proposed) - 21

BZA-04



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82 MARY ST
CHARLESTON, SC

ZONING

9/02/21

BZA-05



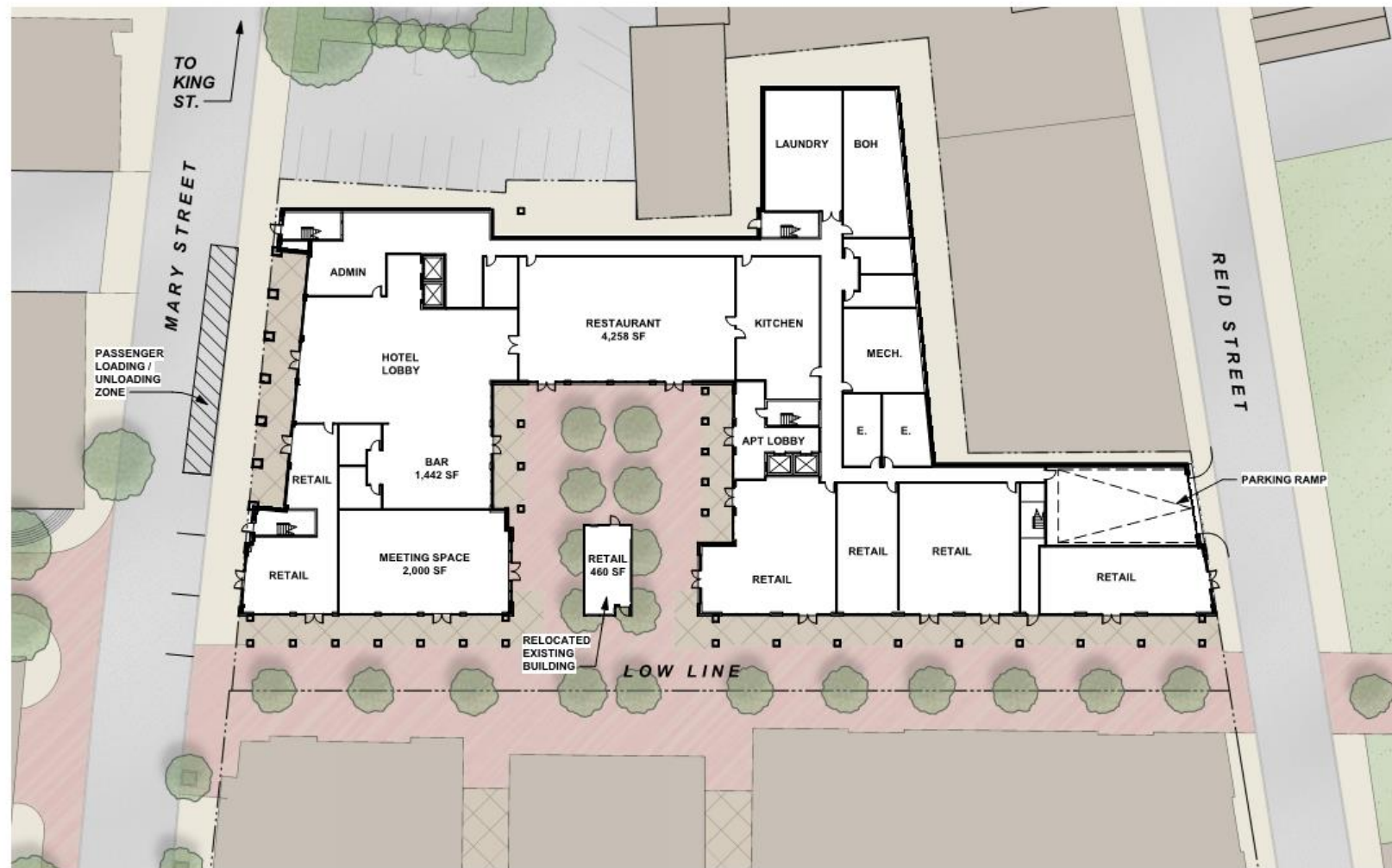
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82 MARY ST
CHARLESTON, SC

PARKING LEVEL
1/32" = 1'-0"
09/17/21

BZA-07





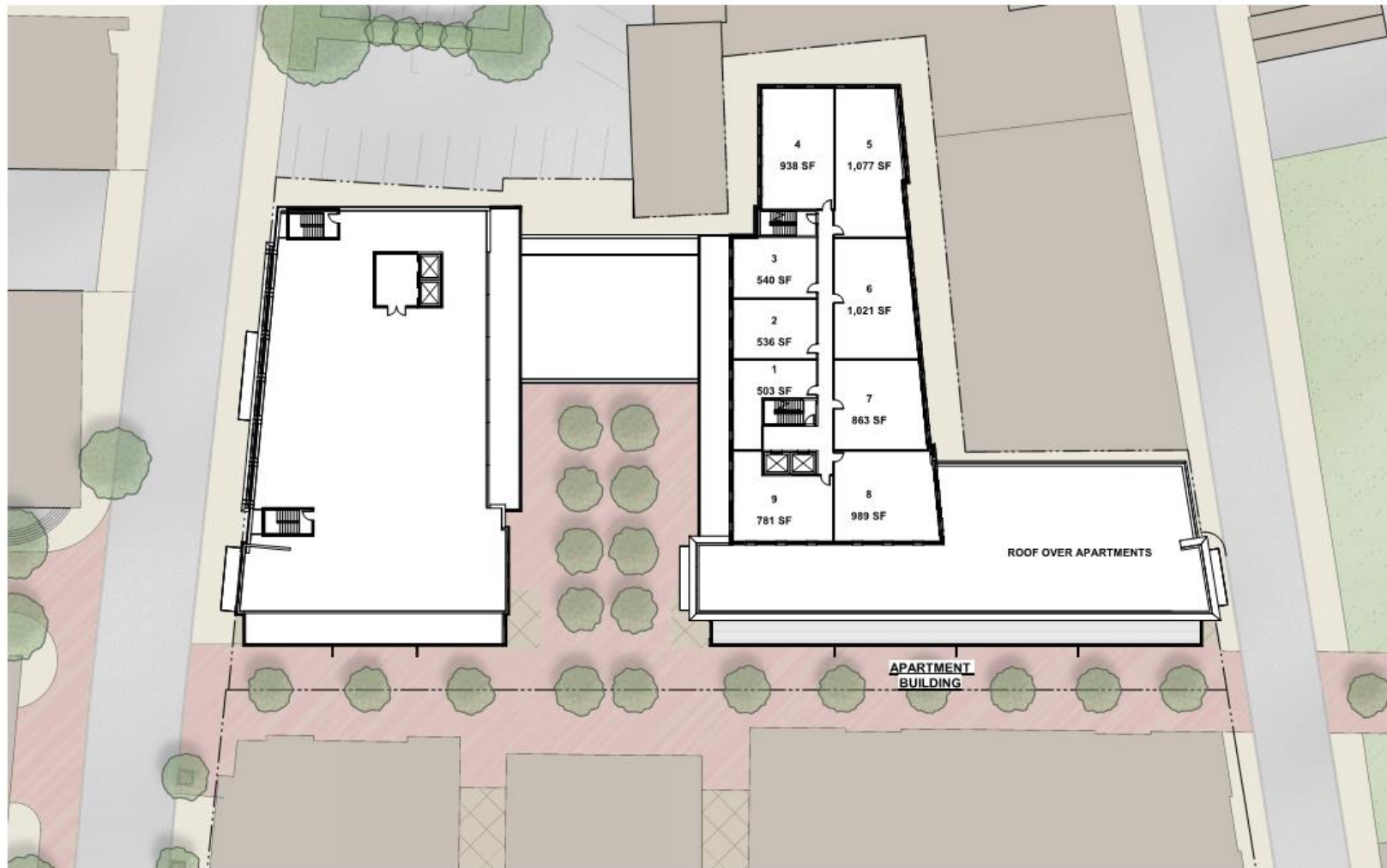
82 MARY ST
CHARLESTON, SC

TYPICAL FLOORS 2.3 & 4

1/32" = 1'-0"
09/17/21



BZA-10





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82 MARY ST
CHARLESTON, SC

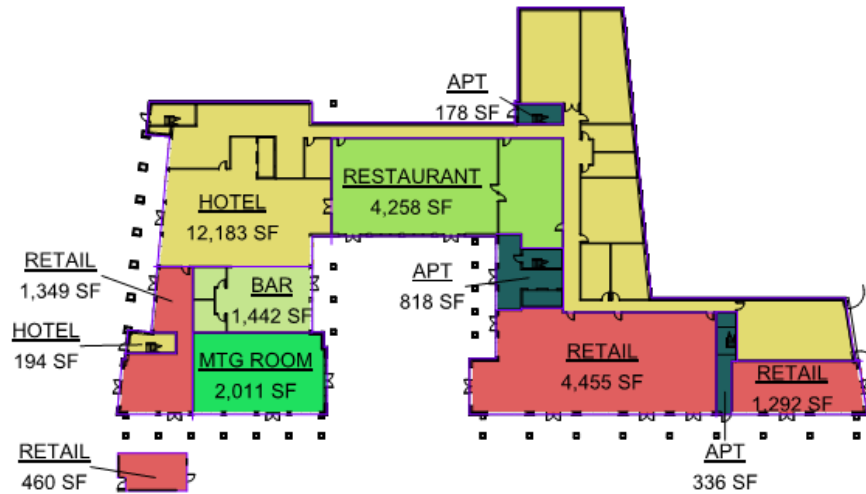
APARTMENT ROOFTOP

1/32" = 1'-0"
09/17/21

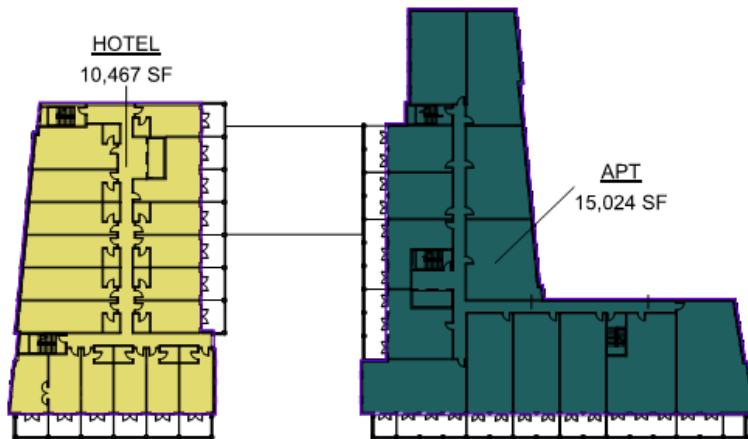


NORTH

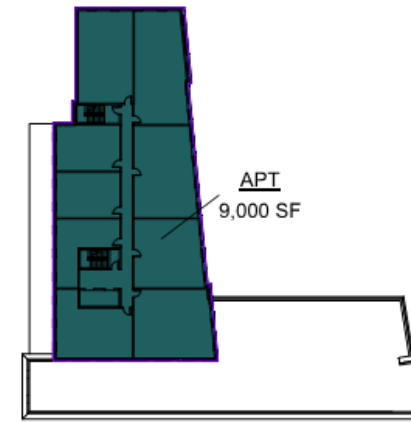
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① AREA PLAN - GROUND LEVEL
1" = 50'-0"



② AREA PLAN - LEVELS 2 - 4
1" = 50'-0"



③ AREA PLAN - APT LEVELS 5 - 9
1" = 50'-0"

PROJECT SUMMARY

HOTEL

50 ROOMS

GROUND LEVEL AREAS
HOTEL: 12,377 SF
BAR: 1,442 SF
RESTAURANT: 4,258 SF
MTG ROOM: 2,011 SF
SUBTOTAL: 20,088 SF

GUEST LEVEL AREAS
LEVEL 2: 10,467 SF
LEVEL 3: 10,467 SF
LEVEL 4: 10,467 SF
SUBTOTAL: 31,401 SF

GRAND TOTAL: 51,489 SF

RESTAURANT/BAR CALCULATION

RESTAURANT: 4,258 SF
BAR: 1,442 SF
TOTAL: 5,700 SF

$5,700 / 51,489 = 0.11$ (11%)

RESIDENTIAL

78 UNITS

GROUND LEVEL 1,332 SF
LEVEL 2 15,024 SF
LEVEL 3 15,024 SF
LEVEL 4 15,024 SF
LEVEL 5 9,000 SF
LEVEL 6 9,000 SF
LEVEL 7 9,000 SF
LEVEL 8 9,000 SF
TOTAL: 82,404 SF

RETAIL
GROUND LEVEL 7,556 SF

PARKING
125 SPACES



ELEVATION - MARY STREET



ELEVATION - REID STREET



82 MARY ST
CHARLESTON, SC

ELEVATIONS - MARY & REID STREETS

1/32" = 1'-0"
09/17/21

BZA-14



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82 MARY ST
CHARLESTON, SC

ELEVATION - LOW LINE

1/32" = 1'-0"
09/17/21

BZA-15



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82 MARY ST
CHARLESTON, SC

MARY STREET VIEW

09/17/21

BZA-16



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ARCHITECTS

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HOSPITALITY

82 MARY ST
CHARLESTON, SC

MARY STREET VIEW

09/17/21

BZA-17



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HOSPITALITY

82 MARY ST
CHARLESTON, SC

LOW LINE VIEW

09/17/21

BZA-18



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HOSPITALITY

82 MARY ST
CHARLESTON, SC

REID STREET VIEW

09/17/21

BZA-19

To:	Troy Miller Bennett Hospitality	From:	Stuart Day, PE, PTOE Stantec Consulting Services Inc.
File:	1710024	Date:	September 17, 2021

Reference: 82 Mary – Trip Generation Summary

This memorandum documents the trip generation potential of the proposed development at 82 Mary Street in comparison to the trip generation potential of the previously zoned land use.

The development is planned to be located between Reid Street and Mary Street, west of the planned 411 Meeting Street development and east of the Morris Sokol site along King Street. Access to the development is planned to be provided via one driveway along Reid Street which will access the underground parking. The development would also consolidate existing curb cuts along both roadways adjacent to the site.

Meeting Street is a four-lane principal arterial that primarily serves commercial and residential land uses. The posted speed limit is 30 mph and the average annual daily traffic (AADT) in 2019 was 18,200 vehicles/day. Mary Street is a two-lane roadway between King Street and America Street, which becomes the one-way westbound roadway of Morris Street west of King Street. Reid Street is a one-lane, one-way westbound roadway between East Bay Street and King Street.

The site was previously zoned for retail and office space, consisting of approximately 7,000 square feet of retail and approximately 159,000 square feet of office. The currently proposed 82 Mary Street development is proposed to consist of 78 multifamily housing (mid-rise) units, 7,556 square feet of retail, and a 50-room hotel. The trip generation potential for the previously zoned development and for the currently proposed development land use was estimated using information contained in ITE's *Trip Generation Manual*, 10th Ed. (2017) reference. The trip generation estimate for the previously zoned land use utilized the following land use codes (LUC):

- ❖ LUC 710 – General Office Building; and
- ❖ LUC 820 – Shopping Center.

The trip generation estimate for the currently proposed land use utilized the following land use codes:

- ❖ LUC 221 – Multifamily Housing (Mid-Rise);
- ❖ LUC 310 – Hotel; and
- ❖ LUC 820 – Shopping Center.

Due to the nature of the development, internal capture and multimodal trip reduction were considered in the trip generation estimates. Internal capture considers interaction between multiple uses in a development and was limited to 20%. Multimodal reduction is a reduction in vehicular trips to account for an anticipated percentage of trips being made via a mode of travel other than passenger vehicles. Based on the site's proximity to walkable destinations for tourists, existing transit facilities, the future Lowcountry Lowline multimodal corridor, and the future Lowcountry Rapid Transit (LCRT) line, a conservative 10% non-vehicular multimodal reduction was utilized in the trip generation estimate.

The trip generation estimates for the previously zoned land use is shown below in **Table 1** and the trip generation estimates for the currently proposed land use for the 82 Mary site are shown below in **Table 2**.

September 17, 2021

Troy Miller

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Reference: 82 Mary – Trip Generation Summary

Table 1: 82 Mary Previously Zoned Land Use Generation Estimates

Previously Zoned Land Use	ITE LUC	Scale	Daily	Weekday AM Peak Period		Weekday PM Peak Period	
				Enter	Exit	Enter	Exit
General Office Building	710	159,000 SF	1,664	151	25	28	150
Shopping Center	820	7,000 SF	986	4	3	36	40
Gross Trips:			2,320	155	28	64	190
– Internal Capture Trips			-70	-2	-2	-4	-4
– Multimodal Trips (10%)			-260	-11	-7	-6	-18
New, External Trips			2,320	137	24	54	168

Table 2: 82 Mary Currently Proposed Land Use Generation Estimates

Currently Proposed Land Use	ITE LUC	Scale	Daily	Weekday AM Peak Period		Weekday PM Peak Period	
				Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	78 DU	424	7	20	21	14
Hotel	310	50 Rooms	418	14	10	15	15
Shopping Center	820	7,556 SF	1,040	4	3	38	42
Gross Trips:			1,882	25	58	74	71
– Internal Capture Trips			-208	--	--	-14	-14
– Multimodal Trips (10%)			-170	-3	-3	-7	-6
New, External Trips			1,504	22	30	53	51
Difference in New, External Trips between Currently Proposed and Previously Zoned Land Use			-816	-115	+6	-1	-117

As shown in **Table 2**, the currently proposed land use is projected to generate 1,504 new daily trips, 52 new trips during the AM peak hour (22 entering and 30 exiting), and 104 new trips during the PM peak hour (53 entering and 51 exiting), resulting in 816 fewer trips in the daily time period, 109 fewer trips in the AM peak hour (115 fewer entering and 6 additional exiting), and 118 fewer trips in the PM peak hour (1 fewer entering and 117 fewer exiting) than the previously zoned land use.

Stantec Consulting Services Inc.

Stuart Day PE, PTOE

Senior Associate

(843) 329-3425

stuart.day@stantec.com

Attachments: 82 Mary Previously Zoned Land Use Trip Generation Estimate
82 Mary Currently Proposed Land Use Trip Generation Estimate

Design with community in mind

TRIP GENERATION ESTIMATES
82 Mary Currently-Proposed Land Use

Weekday Daily																					
TRIP GENERATION CHARACTERISTICS						DIRECT, DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS				MULTIMODAL CAPTURE TRIPS				NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
Multifamily Housing (Mid-Rise)	10th	221	78	D.U.	$T = 5.45(x) - 1.75$	50%	50%	212	212	424	12%	25	27	52	10%	19	19	38	168	166	334
Hotel	10th	310	50	rooms	$T = 8.36(X)$	50%	50%	209	209	418	12%	32	20	52	10%	19	19	38	158	170	328
Shopping Center	10th	820	7,556	ksf	$Ln(T) = 0.68*Ln(X) + 5.57$	50%	50%	520	520	1,040	10%	47	57	104	10%	47	47	94	426	416	842
Total:								941	941	1,882	11%	104	104	208	10%	85	85	170	752	752	1,504

Weekday AM Peak Hour																					
TRIP GENERATION CHARACTERISTICS						DIRECT, DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS			MULTIMODAL CAPTURE TRIPS			NEW EXTERNAL TRIPS				
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
Multifamily Housing (Mid-Rise)	108	221	78	D.U.	$Ln(T) = 0.98*Ln(X) - 0.96$	26%	74%	7	20	27	0%	0	0	0	10%	1	2	3	6	16	24
Hotel	108	310	50	rooms	$T = 0.47*(X)$	59%	41%	14	10	24	0%	0	0	0	10%	1	1	2	13	9	22
Shopping Center	108	820	7,556	ksf	$T = 0.94*(X)$	62%	38%	4	3	7	0%	0	0	0	10%	1	0	1	3	3	6
Total:						25	33	58	0%	0	0	0	10%	3	3	6	22	30	52		

Weekday PM Peak Hour																					
TRIP GENERATION CHARACTERISTICS						DIRECT, DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS			MULTIMODAL CAPTURE TRIPS			NEW EXTERNAL TRIPS				
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
Multifamily Housing (Mid-Rise)	108	221	78	D.U.	$Ln(T) = 0.98*Ln(X) - 0.63$	61%	39%	21	14	35	29%	8	2	10	10%	2	1	3	11	11	22
Hotel	108	310	50	rooms	$T = 0.60*(X)$	61%	48%	15	15	30	10%	2	1	3	10%	2	1	3	11	13	24
Shopping Center	108	820	7,556	ksf	$Ln(T) = 0.74*Ln(X) + 2.89$	48%	52%	38	42	80	19%	4	11	15	10%	3	4	7	31	27	58
Total:								74	71	145	19%	14	14	28	9%	7	6	13	53	51	104

TRIP GENERATION ESTIMATES
82 Mary Previously Zoned Land Use

Weekday Daily																					
TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS				MULTIMODAL CAPTURE TRIPS				NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
General Office Building	10th	710	159	kaf	$\ln(T) = 0.97*\ln(X) + 2.5$	50%	50%	832	832	1,664	2%	15	20	35	10%	82	82	164	735	730	1,465
Shopping Center	10th	820	7	kaf	$\ln(T) = 0.68*\ln(X) + 5.57$	50%	50%	403	403	806	4%	20	15	35	10%	48	48	96	425	430	855
Total								1,325	1,325	2,650	3%	35	35	70	16%	136	136	260	1,160	1,160	2,320

Weekday AM Peak Hour																					
TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS				MULTIMODAL CAPTURE TRIPS				NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
General Office Building	10th	710	159	kaf	$T = 0.94 \cdot (X) + 25.49$	88%	14%	151	25	176	1%	1	1	2	10%	15	2	17	135	22	157
Shopping Center	10th	820	7	kaf	$T = 0.94 \cdot (X)$	62%	38%	4	3	7	29%	1	1	2	10%	1	0	1	2	2	4
Total:								155	28	183	2%	2	2	4	16%	16	2	18	137	24	161

Weekday PM Peak Hour																					
TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			INTERNAL CAPTURE TRIPS			MULTIMODAL CAPTURE TRIPS			NEW EXTERNAL TRIPS				
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	%	In	Out	Trips	%	In	Out	Trips	In	Out	Total
General Office Building	10th	710	159	kaf	$\ln(T) = 0.95*\ln(X) + 0.36$	16%	84%	28	150	178	2%	1	3	4	10%	3	14	17	24	133	157
Shopping Center	10th	820	7	kaf	$\ln(T) = 0.74*\ln(X) + 2.89$	48%	52%	36	40	76	5%	3	1	4	10%	3	4	7	30	35	65
Total:						64	190	254	3%	4	4	8	9%	6	18	24	54	168	222		

Ashby, Penny

From: Wallace, James
Sent: Friday, September 24, 2021 11:41 AM
To: Ashby, Penny
Subject: RE: 82 Mary Street - BZA application

Good morning Penny,

City of Charleston Traffic and Transportation (T&T) has reviewed the BZAZ application for 82 Mary Street and has determined the following regarding compliance with the following subsections in Sec. 54-220, b.1.:

(d) Based on the submittal package and trip generation memo, T&T finds the proposed development will not significantly increase vehicular traffic in neighborhoods due to the location being adjacent to King Street and Meeting Street. In addition, the trip generation potential of the proposed land uses are projected to result in fewer net peak hour and daily trips than the trip generation potential of the current zoning use. T&T believes the applicant complies with this subsection.

(g) The proposed development has 50 sleeping units. The guest pick-up/drop-off location on Mary Street will be placed between existing metered parking spaces and in front of an existing curb cut. Therefore, T&T has determined that it will not be an impediment to traffic and that every effort has been made to minimize traffic impacts. In addition, no existing on-street parking is impacted by this proposal. T&T believes the applicant complies with this subsection.

Please let me know if you have any questions or need additional clarification.

Thanks,

James M. Wallace, P.E. | Traffic Operations Manager
City of Charleston | Department of Traffic and Transportation
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City of Charleston